

Eugene-Springfield

2009/10 One-Year Action Plan



Consolidated Plan 2005



Eugene-Springfield Consolidated Plan 2005

2009/10 One-Year Action Plan

Submitted by:

City of Eugene
City of Springfield
in collaboration with Lane County

Presented to:

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The FY2009/10 One-Year Action Plan for the Eugene-Springfield Consolidated Plan 2005 was approved by the Eugene City Council on April 27, 2009 and the Springfield City Council on May 4, 2009.

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Citizen participation was a key element in the development of the FY2009/10 One-Year Action Plan, the fifth year in the Consolidated Plan 2005. The following citizen advisory groups participated in development of various elements:

- City of Eugene Community Development Block Grant Advisory Committee
- City of Eugene Human Rights Commission Accessibility Committee
- City of Springfield Community Development Advisory Committee
- Intergovernmental Housing Policy Board
- Lane County Human Services Commission

Summary of the One-Year Action Plan Process

Requirement

The Consolidated Plan is a requirement of the 1990 National Affordable Housing Act and the Community Development Plan. The Consolidated Plan is required of entitlement communities that receive funds under U.S. Department of Housing and Urban Development (HUD) housing and service programs related to the needs of low- and moderate-income persons, including the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships Program (HOME), the Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The One-Year Action Plan for CDBG and HOME is to be submitted annually as updates and implementation strategies of the Consolidated Plan. Eugene and Springfield do not receive ESG and HOPWA programs.

Timeline

The One-Year Action Plan must be submitted to HUD 45 days prior to the beginning of the entitlement fiscal year. A citizen participation plan element of the Consolidated Plan requires that interested parties have a 30-day opportunity to review and comment on the funding proposals and that at least one public hearing be held. Information received from the public hearing and during the comment period is summarized below. This One-Year Action Plan combines information and strategies for the City of Eugene and the City of Springfield. HUD rules require consortiums of cities to create consolidated documents for the purpose of CDBG and HOME funding.

The content of the One-Year Action Plan is mandated by rules and regulations formulated by HUD. This One-Year Action Plan allocates funding for the fifth year of the Eugene-Springfield Consolidated Plan 2005 adopted by the City Council on May 8, 2005.

Eugene Process

The CDBG Advisory Committee conducted a public hearing on April 14, 2009. One person provided testimony at the public hearing. This individual questioned the proposed use of CDBG funds for an accessible toilet at the Hult Performing Arts Center. This project was part of the rank ordered list of projects identified for funding should additional funding be received. He asked if other Hult facility funds were available for this purpose. A representative from City's Facilities Division provided additional information and the CDBG Advisory Committee also responded by moving the project lower in the priority for additional funding. No written comments were received during the advertised 30-day comment period.

The Housing Policy Board conducted a public hearing for the proposed uses of HOME funding on April 6, 2009. No comments were made during the public hearing and no written comments were received during the advertised 30-day comment period.

The Eugene City Council unanimously approved Eugene's FY2009/10 One-Year Action Plan for the use of CDBG and HOME funds on April 27, 2009. The approval was based on an estimated budget, given that HUD had not yet released allocations for participating jurisdictions. Eugene City Council also approved a rank order list of additional projects to be funded if the allocation exceeded the estimated budget.

City of Springfield Process

The Springfield Community Development Advisory Committee (CDAC) opened the 30-day public comment period with a public hearing on April 2, 2009 to review nine CDBG and HOME proposals. There were 26 citizens in attendance. The CDAC heard testimony from 16 people who spoke in support of the proposed projects. After hearing testimony, the CDAC deliberated for approximately one hour before formalizing a recommendation for funding. Recommendations for funding were forwarded to the Springfield City Council.

The Springfield City Council met on April 20, 2009 and held a public hearing on the CDBG and HOME funding recommendations for FY2009/10. Five citizens attended the public hearing and one testified in support of the CDAC's recommendations. The Council considered testimony and discussed the individual projects and community goals. After the public hearing, council voted 6-0 to approve the CDAC funding recommendations for CDBG and HOME projects as presented. The FY2009/10 One-Year Action Plan (Springfield section) was presented to the City Council for consideration and approval at a public hearing on May 4, 2009. There was no written or oral public testimony given at the public hearing. The City Council voted 5-0 to approve the FY2009/10 One-Year Action Plan. This action closed the 30-day public comment period.

WEBSITE: WHERE TO OBTAIN COPIES OF PLAN

The Eugene-Springfield Consolidated Plan 2005 and the current One-Year Action Plan are available on the Internet at:

<http://www.eugene-or.gov/development>
<http://www.ci.springfield.or.us/dsd/housing/housing.forms.htm>

Copies of the Eugene-Springfield Consolidated Plan 2005 and the current One-Year Action Plan are also available for review at the following locations:

City of Eugene
Planning & Development Department
99 West 10th Avenue
Eugene OR 97401

City of Springfield
Development Services Department
225 5th Street
Springfield OR 97477

Thank you for your interest in the housing and community development activities undertaken by the cities of Eugene and Springfield. If you have questions regarding the Action Plan or its contents, please contact:

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Executive Summary

This Eugene-Springfield One-Year Action Plan describes certain housing and community development actions and activities the jurisdictions propose to undertake during the program year beginning July 1, 2009 through June 30, 2010 (FY2009/10). This is the fifth of five annual action plans that supplement the 2005 Eugene-Springfield Consolidated Plan.

Both cities of Eugene and Springfield receive an annual allocation of Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). The two cities also receive HOME Investment Partnerships Program (HOME) funds from HUD as a consortium. The estimated fund allocations for each city are displayed in the table below:

	CDBG	CDBG Program Income and unspent funds from previous years	HOME	HOME Program Income
City of Eugene	\$1,385,596	\$1,345,000	\$1,094,341	\$85,000
City of Springfield	\$612,975	\$92,689	\$469,261	\$100,000

An Outcome Performance Measurement system has been incorporated into this One-Year Action Plan in response to a HUD directive. Table 3A shows each jurisdiction's proposed activities and what the corresponding performance indicators and projected outcomes are for each activity. Please note that some activities are funded for a single year, while others are projected to be funded annually. Table 3A was also incorporated into the Eugene-Springfield Consolidated Annual Performance and Evaluation Report (CAPER) beginning with the report covering FY2006/07. Table 3A is a useful tool to help city staff, elected officials, private citizens and HUD better understand the goals and objectives of each jurisdiction, and the resulting community benefit that each activity provides. Actual results will be displayed in the CAPER on an annual basis. This One-Year Action Plan also includes Table 3B in response to a HUD directive. Table 3B shows the annual affordable housing completion goals for the Eugene-Springfield Consortium.

Fair Housing Services

Both the City of Eugene and the City of Springfield plan to renew their contracts with the Fair Housing Council of Oregon (FHCO) to provide fair housing services to their residents in FY2009/10. The FHCO also provides fair housing services to the cities of Portland, Salem, Corvallis and Ashland. Services that will be provided to Eugene and Springfield include operating a 24-hour Fair Housing Hotline, outreach and education, and enforcement of fair housing laws.

Summary of Objectives and Anticipated Outcomes

On July 1, 2009 the Eugene-Springfield Consortium will enter the fifth year of the five-year Consolidated Plan. Anticipated outcomes are based on the estimated budget for CDBG and HOME funds used by each jurisdiction. Eugene Table 3A and Springfield Table 3A provide a breakdown of activities for each jurisdiction

Affordable housing continues to be a high priority for the cities, and HOME and/or CDBG funds allocated during this period will impact a total of 302 housing units as described below. Table 3B provides total units and persons impacted for the Eugene-Springfield Consortium. As summarized in Table 3B, approximately 100 rental units will be acquired, created or rehabilitated. Approximately 202 owner units will be impacted primarily through the emergency repair and downpayment assistance programs operated by both cities. Eugene plans to purchase one landbank site for future affordable housing development to accommodate 20 housing units. The City of Springfield plans to provide 30 households with emergency rental assistance to prevent them from becoming homeless. Overall, Eugene and Springfield expect to serve 241 non-homeless households, 45 homeless households, and 16 special needs households.

The City of Eugene will increase accessibility to suitable living environments for low-income persons by installing 24 double-curb ramp improvements on public streets and seven accessible pedestrian signals. Springfield will be repairing a sidewalk adjacent to a group home for disabled persons. Springfield plans on assisting two non-profit facilities with capital improvements. Through CDBG contributions to public services, Eugene and Springfield will assist approximately 31,240 persons in our community with food, medical, addiction, shelter and other basic needs. Finally, the cities plan to create economic opportunity for 68 LMI persons through job creation and training activities.

Highlights: City of Eugene

- **Landbanking for Affordable Housing** - The city currently has four multi-family and two single family sites in its landbank program. Larger medium- and high-density residential sites are prioritized higher than sites for single family development. One large site will be offered for development through the 2009 Housing RFP, enabling the development of approximately 60 new units of affordable housing. In addition, \$300,000 in new CDBG funds have been allocated for site acquisition this year. Program income, if received from the sale of single family lots at a former landbank site, may also be programmed to purchase an additional landbank site during the program year.
- **New Affordable Housing** - Up to \$771,447 in new and carryover HOME funds are allocated to develop new affordable housing through new construction, rehabilitation and acquisition. The Eugene City Council will take action on the use of these funds in September, 2009.
- **Interim Financing for Affordable Housing** - Approximately \$1,000,000 may be available to support eligible HOME projects through interim financing. This method of financing enhances the affordability of local housing projects by lowering the construction related interest costs.
- **Housing Rehabilitation Loan Program** - Approximately \$555,000 will be available through the Housing Rehabilitation Loan Program to provide low-interest loans for improvements to rental properties occupied by low-income residents and homes owned by low-income people. These funds include \$230,000 in new funds and \$325,000 in program income.
- **Homebuyer Assistance Program** - Up to \$165,000 of new HOME funds will be available to support the Homebuyer Assistance Program (HAP). Up to an additional \$85,000 in program income may be used, if received during the program year. The HAP provides up to \$10,000 to low-income homebuyers for downpayment assistance and other closing costs. When the City works with development partners, up to \$20,000 may be provided.
- **CHDO Operating Support** - \$49,000 is allocated to support four Community Housing Development Organizations (CHDOs). These CHDO operating grants will be divided equally among the four CHDOs: Mainstream Housing, Inc., Metropolitan Affordable Housing Corporation, Neighborhood Economic Development Corporation and St. Vincent de Paul Society of Lane County. Each CHDO must meet recertification requirements prior to commitment of funds.
- **Public Services** - \$350,000 of CDBG funds for the Human Services Commission will go to support public services for low and very low-income persons. Funded agencies include FOOD for Lane County for food box distribution and hot meals; Relief Nursery for therapeutic preschool; Catholic Community Services for family case management; St. Vincent de Paul to operate day access centers for homeless singles and families; and White Bird Clinic to provide medical and dental services.
- **Non-profit Capital Facilities** - \$0 in new CDBG funds has been allocated for Non-profit capital facilities.
- **City Capital Improvements** - \$105,596 of CDBG funds will be used to make city capital improvements. Funds include \$60,000 for the installation of sidewalk curb ramps and \$45,596 for installation of accessible pedestrian signals at key intersections as prioritized by the Human Rights Commission Accessibility Committee.
- **Business Development Fund** - Approximately \$970,000 of CDBG program income will be available for business development loans.
- **Micro-enterprise Training** - \$30,000 in new CDBG funds will be used for micro-enterprise business training through Lane MicroBusiness.

- **Section 108 Loan Guarantee Program** - In July 2006, HUD approved the City's Section 108 application for funding to create a \$9,895,000 loan pool, together with Brownfield Economic Development Initiative (BEDI) grant funds, for redevelopment projects within the Downtown and Riverfront urban renewal districts. On February 26, 2007, City Council approved an ordinance authorizing the use of the HUD Section 108 loan as a financing tool. The non-emergency ordinance established the City's general ability to borrow for Section 108 projects with the stipulation that individual projects be approved by council resolution. The City received approval for its first individual Section 108 project for the acquisition of downtown property from the Portland field office in August of 2007. Due to unanticipated changes in the development financing and plan for the West Broadway redevelopment area, the individual project application was revised in March 2008. The revised application proposed to utilize a combination of federal and local funds to support the redevelopment of properties at the heart of downtown, along Broadway and Willamette Street. Under this revised application the City acquired two properties (four tax lots) with \$2.7 million in Federal Section 108 Loan Guarantee Program funds and \$0.685 million in BEDI grant funds. The City has an agreement with Beam Development to transform the important intersection of Willamette and Broadway into a vital area with restaurants, retailers, and office space. The scale of the buildings will entail new construction of a five-story building and historic rehabilitation of the existing five-story and two-story buildings known as the Centre Court and Washburne buildings, respectively. The City anticipates participation in the Beam project through the use of Section 108/BEDI in a second phase also. In the first phase (Section 108 Loan #1), the City acquired the properties. For the second phase, the City anticipates providing construction financing to Beam through a loan of Section 108/BEDI funds. The construction financing would be the City's Section 108 Loan #2.

Table 3A: City of Eugene FY09/10Activities

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number
DH-1 Accessibility of Decent Housing					
	No Activity				
DH-2 Affordability of Decent Housing					
DH-2.4E	Rental Rehabilitation Programs, to improve living conditions for LMI tenants, including accessibility improvements for tenants	CDBG HOME	• # of rental housing units assisted	2005	10 units
				2006	30 units
				2007	40 units
				2008	20 units
				2009	14 units
DH-2.2E	New Housing Development: Acquisition and new construction to benefit LMI persons	HOME	• # of housing units created	2005	94 units
				2006	82 units
				2007	80 units
				2008	35 units
				2009	51 units
DH-2.3E	Interim Finance Program, to provide short-term financing to developers of affordable housing to benefit LMI persons	HOME	• # of HOME units assisted	2005	20 units
				2006	34 units
				2007	60 units
				2008	35 units
				2009	60 units
DH-2.1E	Homebuyer Assistance Program (HAP), to provide affordable homeownership opportunities	HOME ADDI	• # of low-income households assisted	2005	30 households
				2006	35 households
				2007	20 households
				2008	20 households
				2009	25 households
DH-2.5E	New Housing Development: Landbanking sites to provide for future affordable housing development	CDBG	• # of future housing units developed	2005	0 units
				2006	17 units
				2007	13 units
				2008	15 units
				2009	20 units

Table 3A: City of Eugene FY09/10Activities

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number
DH-3 Sustainability of Decent Housing					
DH-3.1E	Owner Occupied Rehabilitation Programs, to preserve housing stock <ul style="list-style-type: none">Emergency repairsRehab loansAccessibility	CDBG	• # of housing units assisted	2005	10 units
				2006	35 units
				2007	25 units
				2008	20 units
				2009	35 units
SL-1 Accessibility of Suitable Living Environment					
SL-1.1E	Sidewalk and curb ramp improvements, to improve accessibility for LMI persons	CDBG	• # of curb ramps/sidewalks improved	2005	32 ramps
				2006	30 ramps
				2007	30 ramps
				2008	30 ramps
				2009	24 ramps
SL-1.2E	Removal of architectural barriers at City facilities	CDBG	• # of public facilities improved	2005	4 facilities
				2006	0 facilities
				2007	1 facility
				2008	2 facilities
				2009	0 facilities
SL-1.3E	Capital improvements to LM areas	CDBG	• # of neighborhood improvements	2005	1 park
				2006	1 park
				2007	1 park
				2008	0 projects
				2009	0 projects
SL-1.21E	Installation of audible pedestrian signals, to improve accessibility to LMI persons	CDBG	• # of audible pedestrian signals installed	2005	0 signals
				2006	9 signals
				2007	10 signals
				2008	10 signals
				2009	7 signals

Table 3A: City of Eugene FY09/10Activities

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number
SL-2 Affordability of Suitable Living Environment					
SL-1.31E	Capital improvements to non-profit facilities serving LMI persons	CDBG	• # of public facilities assisted	2005	3 facilities
				2006	5 facilities
				2007	2 facilities
				2008	5 facilities
				2009	0 facilities

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number
SL-3 Sustainability of Suitable Living Environment					
SL-3.1E	Human Services Commission, to provide services to LMI persons • FOOD for LC • Relief Nursery • Looking Glass • Catholic Community Services • SVDP First Place Family Center • Centro LatinoAmericano • SVdP Singles Access Center	CDBG	• # of persons receiving food assistance	2005	18,100
				2006	11,000
				2007	15,950
				2008	15,630
				2009	15,630
			• # persons receiving therapeutic preschool and family counseling	2005	18
				2006	18
				2007	8
				2008	8
				2009	8
			• # of persons receiving youth services	2005	200
				2006	200
				2007	0
				2008	0
				2009	0
			• # of persons receiving counseling and assistance	2005	50
				2006	50
				2007	50
				2008	50
				2009	50
			• # of homeless families receiving day access services	2005	400
				2006	400
				2007	80
				2008	300
				2009	300
			• # of persons receiving counseling and referrals	2005	350
				2006	0
				2007	0
				2008	0
				2009	0
			• # of homeless single adults receiving day access services	2005	1,600
				2006	1,600
				2007	2,300
				2008	2,300
				2009	2,300

Table 3A: City of Eugene FY09/10Activities

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number
	<ul style="list-style-type: none"> White Bird 		<ul style="list-style-type: none"> # of persons receiving dental or medical services 	2005 2006 2007 2008 2009	800 800 930 930 930
			<ul style="list-style-type: none"> # of persons receiving other social services 	2005 2006 2007 2008 2009	30 30 22 22 22

EO-1 Accessibility of Economic Opportunity					
EO-1.2E	Microenterprise Training	CDBG	• # entrepreneurs trained	2005	24 persons
				2006	0 persons
				2007	30 persons
				2008	30 persons
				2009	25 persons
EO-1.1E	Business Development Fund loan program, to increase accessibility to employment for LMI persons	CDBG	• # of LMI jobs created	2005	15 jobs
				2006	15 jobs
				2007	28 jobs
				2008	15 jobs
				2009	28 jobs
EO-2 Affordability of Economic Opportunity					
	No Activity				
EO-3 Sustainability of Economic Opportunity					
	No Activity				

Highlights – City of Springfield

- **Affordable Housing and Facility Acquisition** - \$120,000 in CDBG funds will go to the Neighborhood Economic Development Corporation (NEDCO) to acquire an historic building located in the downtown. The building is being renovated by the current owner. The sale will occur after renovations are completed. The ground floor of the site will contain NEDCO offices, a classroom in the rear of the building, and retail space with frontage on Main Street. The second floor currently has four rental units which will be managed by NEDCO as permanent affordable rental housing. NEDCO is also requesting \$205,000 of HOME funds to assist with the acquisition.
- **New Homeownership** - \$40,000 in HOME funds will go to Habitat for Humanity to assist with the development of two HOME units in the 10 unit Meyer Park subdivision. The subdivision is located on A Street just west of 49th Street. The newly constructed homes will be made available to households with incomes between 30% and 60% of area median income. Eight units were assisted with HOME funds in the previous two fiscal years.
- **Special Needs Housing** - \$9,887 in CDBG funds will be used by Mainstream Housing to replace existing flooring with wheelchair durable flooring in an accessible home occupied by two Mainstream Housing clients with physical and developmental disabilities.
- **Housing Rehabilitation Programs** - \$120,000 in CDBG will go to the City of Springfield to support two housing rehabilitation programs. These programs provide assistance to low and very low-income homeowners faced with major rehabilitation needs and emergency home repairs.
- **Home Ownership Program** - \$100,000 in HOME funds to support its Springfield Home Owner Program (SHOP). The SHOP provides up to \$10,000 to low-income homebuyers for downpayment assistance and other closing costs.
- **Community Housing Development Organizations** - \$23,463 of HOME funds will go to support four Community Housing Development Organizations (CHDO). Called CHDO Operating Funds, the funds will be divided equally among Mainstream Housing, Inc., Metropolitan Affordable Housing Corporation, Neighborhood Economic Development Corporation and St. Vincent de Paul Society of Lane County.
- **Public Facility Improvements** - \$3,900 in CDBG funds will go to Alvord-Taylor, Inc. to assist the reconstruction of the sidewalk that is in front of their group home at 610 10th Street. The sidewalk is buckling and crumbling and presents a hazard to the six developmentally disabled residents of the home, one of whom is legally blind, as well as other users who traverse the sidewalk to get to their homes in the neighborhood and to the nearby schools.
- **Nonprofit Facility Improvements** - \$70,000 in CDBG funds will go to Full Access Brokerage and community partner Oregon Supported Living Program to assist with the installation of an elevator and requisite renovations in order to provide second floor access to their clients with disabilities. 32% of the clients served by these agencies are Springfield residents. The agencies serve a combined total of over 820 individuals with developmental disabilities. All of the clients are over the age of 18, with 55% male and 45% female. Of those, most clients have multiple disabilities and 91% qualify for Medicaid.
- **Micro Enterprise Training** - \$15,000 in CDBG funds will go to eDev (formerly Lane Micro Business) for micro-enterprise training and business development. Lane Micro Business will provide services to 15 low and moderate-income micro-business owners in Springfield. All services will be provided in English and in Spanish.
- **Public Services** - \$91,946 in CDBG will go to the Human Services Commission to support public services for low and very low-income persons. Funded agencies include Food for Lane County, the Relief Nursery, Catholic Community Services, and St. Vincent de Paul.

Table 3A: City of Springfield FY09-10 Activities

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number
DH-1 Accessibility of Decent Housing					
DH-1.51S	Mainstream Housing, rehabilitation of accessible housing unit	CDBG	<ul style="list-style-type: none"># of LMI disabled persons assisted	2009	2 persons
DH-2 Affordability of Decent Housing					
DH-2.51S	NEDCO- Acquisition of affordable rental housing at 216 Main Street	HOME CDBG	<ul style="list-style-type: none"># of HOME-LMI rental units acquired	2009	4 units
DH-2.52S	Habitat for Humanity, Meyer Park Phase III, 49 th and A streets, to provide affordable homeownership opportunities.	HOME	<ul style="list-style-type: none"># of HOME units created for homeownership	2009	2 HOME assisted units (Total of 10 HOME assisted units with prior funding)
DH-2.1S	Springfield Home Ownership Program (SHOP), to provide affordable homeownership opportunities	HOME	<ul style="list-style-type: none"># of low-income households assisted	2005	40 households
				2006	40 households
				2007	25 households
				2008	20 households
				2009	30 households
DH-3 Sustainability of Decent Housing					
DH-3.1S	Owner-occupied rehabilitation programs, to preserve housing stock <ul style="list-style-type: none">EHRSHIPCHORE	CDBG HOME	<ul style="list-style-type: none"># of households receiving emergency assistance# of households receiving rehab. loans# of households receiving CHORE assistance	2005	110 households
				2006	110 households
				2007	110 households
				2008	110 households
				2009	110 households

Table 3A: City of Springfield FY09-10 Activities

DH-3.2S	Rental Assistance Program, to prevent homelessness	CDBG	<ul style="list-style-type: none"># of households receiving emergency rental assistance	2005	30 households
				2006	30 households
				2007	30 households
				2008	30 households
				2009	30 households
SL-1 Accessibility of Suitable Living Environment					
SL-1.51S	Alvord-Taylor, reconstruction of deteriorating sidewalk adjacent to group home at 610 10 th Street	CDBG	<ul style="list-style-type: none"># of LMI disabled persons benefiting from improvement	2009	5 persons
SL-1.52S	Full Access Brokerage/Oregon Supported Living, installation of elevator to allow client access to services on second floor of Eugene facility	CDBG	<ul style="list-style-type: none"># of LMI disabled Springfield residents receiving services at Eugene facility	2009	260 persons
SL-2 Affordability of Suitable Living Environment					
	No Activity				
SL-3 Sustainability of Suitable Living Environment					
SL-3.51S	NEDCO, Acquisition of building for Regional Housing Center, housing counseling and financial literacy classes	CDBG	<ul style="list-style-type: none"># of LMI persons receiving training, counseling, or education	2009	
SL-3.1S	Human Services Commission, to provide services to LMI persons <ul style="list-style-type: none">Food For LCRelief NurseryLooking GlassCatholic Community ServicesSVDP Night Shelter	CDBG	<ul style="list-style-type: none"># persons receiving shelter# persons receiving food# persons receiving counseling# persons receiving other services	2005	13,361 persons
				2006	13,361 persons
				2007	12,000 persons
				2008	10,250 persons
				2009	12,000 Persons
SL-3.2S	Lock Out Crime Project, to provide home security measures to LMI households	CDBG	<ul style="list-style-type: none"># LMI households receiving emergency home security measures	2005	200 households
				2006	400 households
				2007	Not funded
				2008	Not funded
				2009	Not funded

Table 3A: City of Springfield FY09-10 Activities

EO-1 Accessibility of Economic Opportunity					
EO-1.1S	Lane MicroBusiness, Micro-Enterprise training. To provide micro-business assistance to LMI persons Name changed to eDev in 2009	CDBG	• # LMI persons receiving MB assistance	2005	25 persons
				2006	15 persons
				2007	Not funded
				2008	15 persons
				2009	15 persons
EO-2 Affordability of Economic Opportunity					
	No Activity				
EO-3 Sustainability of Economic Opportunity					
	No Activity				

TABLE 3B ANNUAL HOUSING COMPLETION GOALS

Eugene - Springfield Consortium FY 2009/10 One Year Action Plan

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	14	x	x		
Production of new units	41		x		
Rehabilitation of existing units	15	x			
Rental Assistance	30	x			
Total Sec. 215 Rental Goals	100				
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	0				
Production of new units	2		x		
Rehabilitation of existing units	145	x			
Homebuyer Assistance	55		x		
Total Sec. 215 Owner Goals	202				
ANNUAL AFFORDABLE HOUSING GOALS BY HOUSEHOLD (SEC. 215)					
Homeless households assisted	45	x	x		
Non-Homeless households assisted	241	x	x		
Special Needs households assisted	16	x	x		
Total by Household Sec. 215 Goals	302				
ALL ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Annual Rental Housing Goal	100	x	x		
Annual Owner Housing Goal	202	x	x		
Total Annual Housing Goal	302	x	x		

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds. HOME regulations are used to define affordable rental housing (24 CFR 29.252) and affordable ownership housing (24 CFR 29.254).

City of Eugene

One-Year Action Plan for FY2008/09

Community Development Block Grant

Description

As an entitlement jurisdiction, the City of Eugene receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Eugene's fiscal year 2009/10 CDBG funding allocation is \$1,385,596 in new grant dollars, \$50,000 in unused funds from previous years, and \$1,295,000 in expected program income from the housing rehabilitation loan and business loan programs.

The Planning and Development Department CDBG Advisory Committee annually reviews current projects and develops a One-Year Action Plan for the allocation of funds. Local priority needs and objectives are established in the Consolidated Plan 2005 which guides the projects funded with CDBG funds. Programs and projects will be coordinated with City departments and other public and non-profit agencies.

As with many other communities, the primary obstacle in meeting under-served needs is the shortage of sufficient resources to fully address the community priorities for family wage jobs, housing, and other basic needs.

Location

CDBG funded programs and projects are provided to low-income residents living within the city limits of Eugene. For a general description of Eugene's CDBG-funded program areas, see pages 22-25 "Planned CDBG Activities."

Coordination

A coordinated effort between publicly-assisted housing providers and private and government health, mental health, and service agencies is an extremely important activity. Most of the housing providers are including service components for the residents of their housing projects within their programs. Communication and coordination have steadily improved over the past several years.

Anti-Poverty and Homeless Housing Continuum of Care Service System

The City of Eugene works with its partners in local government, the City of Springfield and Lane County, in a collaborative effort to address anti-poverty and homeless issues. In 2006, Lane County adopted a Ten Year Plan to End Chronic Homelessness.

The intergovernmental Human Services Commission (HSC), comprised of elected officials and appointed members from these jurisdictions, allocates funds to address these issues. The HSC work program encompasses Violence Prevention, Basic Needs and Emergency Shelter, Access Assistance, Energy Assistance, Food and Nutrition, Health Care, Information & Referral, and Permanent/Transitional Supportive Housing Services. The Continuum of Care approach provides multi-point access to services and linkages among settings and service providers. Not all at-risk or homeless families and individuals will need access to all eight components.

Public Housing

The Lane County Housing and Community Services Agency (HACSA) is the Housing Authority for Lane County, including the Cities of Eugene and Springfield. Both Cities work together on the planning and implementation of the jurisdictions' HUD Consolidated Plan and the Housing Authority's Agency Plan. The agencies work with each other to address the needs of our community population and to achieve mutual goals. HACSA's most recent new housing development in Eugene was constructed on land provided by the City of Eugene. HACSA has borrowed low-interest money from Eugene's Housing Rehabilitation Loan Fund to rehabilitate many of their existing low-income housing units. In addition, the City of Eugene has provided land, local subsidies and HOME funds for the acquisition and new construction of low-income housing by HACSA and other nonprofit housing developers. Both Cities assist the Housing Authority in trying to fill the gap between the number of public housing units and the housing needs of the community.

Program Goals

Eliminate or Reduce Barriers to Affordable Housing

Eugene faces a number of barriers to affordable housing as a high-cost, low vacancy market. There are few affordable development opportunities due to a shortage of reasonably priced land, high construction costs, and low median incomes.

In March 1995, the Eugene City Council adopted a report entitled "Cracking the Housing Crisis." The report identified housing goals and barriers to affordable housing in Eugene and proposed a number of possible solutions that are currently being examined for future implementation.

In the fall of 1996, a report entitled "Affordable Housing: Summary and Program Update" was published. These reports and the advice of the intergovernmental HPB continue to guide the Eugene City Council as it searches for affordable solutions to the housing crisis in our community. To this end, Eugene has prioritized financing of site acquisition for future low-income housing, acquiring and rehabilitating existing housing, and increasing the capacity of non-profit housing developers.

In 2007, Eugene Mayor Kitty Piercy, acting with direction from City Council, appointed a 20 member Blue Ribbon Blue Ribbon Committee charged with identifying funds to implement the goals of the Ten Year Plan to End Chronic Homelessness. These goals include creation of transitional and permanent housing. The work of the Committee concluded in 2008 with a number of recommendations for policy adjustments and exploration of sources of additional funding.

Reduce Households Below Poverty Line

Creation of family wage jobs is a long-standing goal of the economic development strategy of the CDBG program. Through the Business Development Fund (BDF), loans are made to new and expanding businesses that will create job opportunities for low- and moderate-income persons. Loan proceeds are available for many business purposes including working capital, equipment purchase, construction, acquisition, and improvement of real estate. A secondary goal of the business loan program is the elimination of conditions of slum and blight.

Since 1990, Eugene has also offered loans through the Emerging Business Loan Pool which is a program within the larger BDF and is designed to assist businesses that face extraordinary credit barriers. Examples of items that may be used as indicators of extraordinary credit barriers include low-income status, cultural differences, and the high level of risk associated with a particular type of business.

Reduction of Lead-Based Paint Hazard

The health risk to young children posed by lead-based paint in residential dwellings is an important local and national issue. Progress in research and technology during the past 25 years has improved the understanding of how children are poisoned and our knowledge of how to better protect them. To address this problem, HUD published its Final Rule to Title X of the 1992 Housing and Community Development Act on September 15, 1999. This rule requires certain prescribed actions by HUD grantees to identify, stabilize, or remove lead-based paint hazards in housing receiving HUD assistance. The scope of activities required by HUD is largely dependent upon the type of housing affected and the amount of Federal assistance provided. Rehabilitation activities using in excess of \$25,000 of HUD funds require the highest level of treatment. The rule only affects residential structures built before 1978. In the cities of Eugene and Springfield, approximately 70% (55,000) of total housing units were built prior to 1978, and may contain lead-based paint. The vast majority of the homes assisted through each City's rehabilitation program and the downpayment assistance program are in this age category.

Promote Fair Housing

Eugene's Assessment of Impediments to Fair Housing (AI) was finalized and submitted to HUD in March 2005. In January 2006, the City of Eugene began contracting with the Fair Housing Council of Oregon to provide fair housing services. This contract will be renewed for FY2009/10.

The City of Eugene will continue the following ongoing activities in support of fair housing:

- Contract with the Fair Housing Council of Oregon to continue providing a fair housing hotline; track fair housing complaints; and advertise fair housing policies and the hotline in radio, newspaper, and bus advertisements.
- Work with the HRC on housing discrimination issues and use the HRC human rights support system to address complaints.
- Seek and purchase land available for housing developments and continue to collaborate with Eugene School District 4J to identify closed school sites suitable for affordable housing.
- Market the Homebuyer Assistance Program, Housing Rehabilitation Loan Program and Emergency Home Repair Program.
- Establish working relationships with organizations that serve protected classes to provide fair housing educational materials, resources and training.
- Supply bilingual and alternative-format fair housing materials in locations where there are higher concentrations of protected classes.
- Bi-annual coordinated training

The City of Eugene will conduct the following activities in FY2009/10:

- Continue to work with the Planning Division to understand the impact of infill and opportunity siting work on affordable housing development.
- Review the City's Housing Dispersal Policy regarding siting of affordable housing projects.
- Based on the outcome of the reorganization of the City's Human Rights Program, FHCO staff will work with City staff to determine the best role for the City's HRC Commissioners

and support volunteers for fair housing rights so they are better equipped to deal with fair housing complaints.

- Coordinate meetings with local agencies, both public and private, that serve protected classes to evaluate the extent of fair housing complaints.
- Complete the first display panel set on the history of African American housing issues in Eugene, to be used in conjunction with the Fair Housing Council of Oregon display “Anywhere But Here: A History of Housing Discrimination in Oregon”.

Monitoring

Individuals participating in a CDBG-funded program are required to meet HUD Family Income Guidelines. CDBG-funded projects must either serve a specific low-income area or target population. Funded programs and projects undergo regular monitoring by staff to ensure compliance with CDBG regulations.

Performance Measures

In areas funded with HOME dollars, numerical goals are established for Eugene over the five-year period covered by the Consolidated Plan 2005. These will be good indicators of progress. A number of comprehensive planning efforts and reports are also listed for review by the HPB, the Planning Commission, the Budget Committee and the City Council.

Five-Year Goals

In areas funded with CDBG dollars, numerical goals are established for Eugene over the five-year period covered by the Consolidated Plan 2005. These have been good indicators of progress. A number of comprehensive planning efforts and reports are also listed for review by the Housing Policy Board (HPB), the CDBG Advisory Committee and the Eugene City Council.

Subrecipient Monitoring

Local non-profit social service providers sign contracts that set goals, scope of work, and identify the budget for use of CDBG funds. These contracts are administered by Lane County. Quarterly progress reports are submitted. Annually, staff from the City of Eugene and Lane County conduct a “risk assessment” of each agency’s performance. A letter is then sent to the agency with any follow-up issues or concerns. These issues are addressed in an on-site follow-up monitoring of selected agencies. For other sub-recipients, City staff reviews the status of the contract regularly and works directly with the agency to review compliance.

City Single Audit

The City of Eugene’s external auditors annually review the City’s federal grants, including CDBG.

Project Management

A project manager is assigned to each project to ensure compliance throughout the implementation period. Project contracts include a scope of work, timeline, budget and all regulatory requirements (use of minority business enterprises, environmental requirements, mitigation efforts, record keeping, etc.).

Additional Federal funding

The City of Eugene will receive multiple formula allocations of additional federal funds through the Housing and Economic Recovery Act and the American Reinvestment and Recovery Act. The following sources will be used in ways to support CDBG goals and objectives.

- **CDBG-R.** The City of Eugene has been notified that it will be receiving \$371,021 as a special allocation of CDBG funds under the American Recovery and Reinvestment Act of 2009 (ARRA). The CDBG-Recovery funds (CDBG-R) will be allocated and administered separately from the annual CDBG allocation. Information about the CDBG-R funds indicates that they may be used for all eligible CDBG activities, however, ARRA directs that grantees are to use these funds to maximize job creation and economic benefit.
- **Homelessness Prevention and Rapid Re-Housing Program.** The City of Eugene has been notified that it will be receiving \$567,404 through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) created as a part of the American Recovery and Reinvestment Act of 2009 (ARRA). Available funds will be used for case management and financial assistance to help households who are homeless or at risk of homelessness find and maintain appropriate housing.
- **Energy Efficiency and Conservation Block Grant.** The City of Eugene is eligible to apply for \$1,485,000 of the Energy Efficiency and Conservation Block Grant (EECBG) from the US Department of Energy (USDOE) under ARRA. The EECBG funds are to be used to help local jurisdictions reduce energy use and increase energy efficiency. Unlike CDBG, the EECBG funds are not dedicated primarily for the benefit of low-income persons. However, it is anticipated that a portion of the funds received by the City will be used for activities to benefit low-income households such as energy retrofits for businesses and affordable housing developments.
- **Neighborhood Stabilization Program.** The City of Eugene has been notified that it is eligible to receive \$618,519 under the federal Neighborhood Stabilization Program (NSP). The NSP is part of the housing and Economic Recovery Act. Under the NSP, the State of Oregon will receive an allocation of \$19.6 million directly from HUD, with plans to re-allocate a portion of the funds to local jurisdictions. The City of Eugene will act as a sub-grantee to the State, and will report activities and accomplishments directly to the State. The primary purpose of the NSP funds is to assist with the purchase and rehabilitation of foreclosed or abandoned residential properties, in order to sell, rent or redevelop such properties for occupancy by low, moderate and middle-income households.

Planned CDBG Activities

See page 27 for Eugene's CDBG Funding Allocations chart for FY2009/10. The proposal allocates \$1,385,596 in new FY2009/10 CDBG funds, \$50,000 in unused funds from previous years, and \$1,295,000 in anticipated program income to support the following current program areas:

Housing Rehabilitation

\$230,000 in new grant funds will be allocated to the Housing Rehabilitation Loan Program in FY2009/10. New funds will be combined with a projected \$325,000 in program income to provide low-interest loans through the City's Housing Rehabilitation Loan Program for improvements to residences occupied by low-income homeowners and tenants.

Loans up to \$25,000 are provided at interest rates of 0 - 5% to correct basic structural, safety, and electrical/plumbing deficiencies. Ramps, walkways, door and fixture hardware, and bathroom reconfiguration are commonly included for homeowners in need of accessibility improvements. Rehabilitating housing for low-income residents is an important part of the City's affordable housing strategy. Without these loans to fund major repairs, some homeowners would have to leave their homes due to unsafe conditions. In addition, rehabilitated housing often serves to encourage infill development and stimulate improvement of neighboring properties. Rehabilitation facilitates community goals such as preserving and improving the existing affordable housing stock.

Critical, emergency repairs costing up to \$5,000 are made on homes owned by households at or below 50% of local area median income. This assistance is provided to very low-income households as interest-free, deferred loans. Examples of typical repairs include: construction of wheelchair ramps and removal of other architectural barriers; safety upgrades to hazardous electrical systems; replacement of leaky roofs; repairs to blocked sewer lines. Elderly and disabled homeowners receive grants for accessibility and emergency repairs, and tenants receive accessibility improvements at no-cost.

Housing Development

\$300,000 in new funds were allocated for acquisition of a landbank site. In contrast to previous years, multiple sites have become available for purchase and land values have decreased. In addition, the City anticipates receiving CDBG program income from the sale of 20 single family lots at the Walnut Grove subdivision. The timing of this sale is dependent on market conditions. The HPB prioritizes acquisition of sites that can accommodate medium to high density multifamily housing over land for single family housing. Generally, the target population is families at or below 50% of median income with children but, when opportunities arise, sites may be acquired for other uses, such as housing for persons with disabilities. Once land is purchased, sites are placed in the Affordable Housing Landbank and offered through a Request for Proposals (RFP) process. When allocating a site, the HPB evaluates RFP proposals for rent levels, the amount of other subsidies requested, the conceptual project design, services associated with the housing, and any special population or need that is going to be served. Numerous factors are taken into account prior to negotiating an option to acquire a housing site. Eugene has an adopted policy of dispersing low-income housing throughout the community. As a result, sites for family housing are not purchased in neighborhoods that are either predominately low-income or have a disproportionate share of subsidized housing.

Public Services Operations

\$350,000 in new funds will be used to fund services selected by the HSC. The HSC conducts planning and allocation work on a two-year cycle. One CDBG Advisory Committee member serves as a representative to the HSC Budget Planning Committee. The HSC plan identifies how funds will be spent, taking into account various regulations governing grant funding, to meet locally identified needs of low-income and homeless persons.

Under the HSC, local non-profit and public human service and housing organizations may bid to provide services that are part of a regional plan for integrating local, State and Federal resources for human services. As part of the plan, the HSC staff is involved in developing, implementing, and monitoring programs that coordinate, integrate, and provide community-based health and human services, low-income energy assistance and conservation, supportive housing, and community facility programs.

Eugene continues to provide the CDBG maximum 15% allowable funding for public services. Typically, social service agencies have received funding for a variety of programs and services for low-income people including: the Eugene dinner program, food distribution for food boxes, family counseling services, crisis/referral services, medical/dental services, etc.

Public Service Non-profit Capital Projects - \$0 in new funds will be allocated for Non-profit Capital Projects. Non-profit Capital Project funds can be used for acquisition, new construction, rehabilitation, accessibility improvements, and weatherization efforts. Projects are typically selected annually through a Request for Proposals (RFP) process. Applications are reviewed and funding recommended to the full CDBG Advisory Committee by a review team comprised of three CDBG-AC members and a community member with construction expertise.

City Capital Projects - A total of \$105,596 will be used on City capital improvements for installation of curb ramps and accessible pedestrian signals. No funds have been allocated for accessibility improvements to city-owned buildings or for public improvements in low-income neighborhoods.

- ***Curb Ramps*** - \$60,000 in new CDBG funds will be used to install 24 double curb ramps in existing pedestrian facilities across the city to remove barriers for persons with disabilities. Public Works staff work in consultation with the Accessibility Committee of the Human Rights Commission to identify specific locations for curb ramp installation.
- ***Accessible Pedestrian Signals (APS)*** - \$45,596 in new CDBG funds will be used to install 7 APS at existing signalized intersections to remove barriers for persons with disabilities. APS provide audible and tactile cues to assist pedestrians in making safe decisions when crossing at intersection crosswalks. This safety concern is paramount to people who are visually impaired. Public Works staff work in consultation with the Accessibility Committee of the Human Rights Commission to identify specific locations for APS installation.

Economic Development

The \$970,000 in program income will be used for loans to businesses creating jobs for low-income persons through the Business Development Fund (BDF) and the Emerging Business Loan Pool. The BDF is a CDBG revolving loan fund for new and expanding local businesses that create jobs for low and moderate income individuals. The program funds business projects that are unable to access 100% financing through conventional lending sources. Matching funds

in the form of private bank loans and/or owner equity is required for BDF eligibility. BDF loans typically cover 25 – 50% of project financing. To maximize program goals, interest rates are below-market and terms are based on project needs. Although the program is mainly focused on job creation, commercial revitalization projects that eliminate conditions of slums and blight are also eligible. The Loan Advisory Committee, a six-member citizen advisory committee, reviews all loan proposals prior to approval. Loan repayments are restricted to re-lending activity within the BDF revolving loan fund. To date, the BDF has loaned over \$15.8 million to over 200 businesses, leveraged private investments exceeding \$43 million, and created over 1,100 jobs.

The Emerging Business Loan Pool (EBLP) was established in the late 1980s as a spin-off program within the BDF to reach businesses that face extraordinary credit barriers. The barriers include impediments to small business formation and expansion that stem from high risk and socio-economic factors such as low-income status and cultural differences. The EBLP can provide up to 100% of project financing. The City has targeted 25% of its business lending to occur in the EBLP. During the last three years, \$895,000 (33% of BDF disbursements) has been loaned through the EBLP and has helped create 37 jobs (34% of the total jobs created).

Lane MicroBusiness will receive \$30,000 in new CDBG funds to provide micro-enterprise business development services such as training, education, and workshops for Eugene low-income micro-business entrepreneurs.

Administration

\$420,000 in new funds will be used for general administration, project implementation and fair housing activities. Specific functions include: planning and implementation of the Consolidated Plan 2005, including annual preparation of the Action Plan; citizen outreach and advisory committee staff support; coordination and management of programs for non-profit capital projects, City facility improvements, and landbank acquisitions; monitoring of projects and social service activities for contract fulfillment; compliance activities related to other federal regulations such as environmental reviews, lead-based paint testing, relocation assistance and Federal Labor Standards monitoring; financial management of grant funds in City and HUD systems; annual reporting of program accomplishments; and operating support from the City's Central Services department.

Section 108 Loan Guarantee Program

In July 2006, HUD approved the City's Section 108 application for funding to create a \$9,895,000 loan pool, together with Brownfield Economic Development Initiative (BEDI) grant funds, for redevelopment projects within the Downtown and Riverfront urban renewal districts. On February 26, 2007, City Council approved an ordinance authorizing the use of the HUD Section 108 loan as a financing tool. The non-emergency ordinance established the City's general ability to borrow for Section 108 projects with the stipulation that individual projects be approved by council resolution.

The City received approval for its first individual Section 108 project for the acquisition of downtown property from the Portland field office in August of 2007. Due to unanticipated changes in the development financing and plan for the West Broadway redevelopment area, the individual project application was revised in March 2008. The revised application proposed to utilize a combination of federal and local funds to support the redevelopment of properties at the heart of downtown, along Broadway and Willamette Street. Under this revised application the City acquired two properties (four tax lots) with \$2.7 million in Federal Section 108 Loan Guarantee Program funds and \$0.685 million in BEDI grant funds.

The City has an agreement with Beam Development to transform the important intersection of Willamette and Broadway into a vital area with restaurants, retailers, and office space. The scale of the buildings will entail new construction of a five-story building and historic rehabilitation of the existing five-story and two-story buildings known as the Centre Court and Washburne buildings, respectively.

The City anticipates participation in the Beam project through the use of Section 108/BEDI in a second phase also. In the first phase (Section 108 Loan #1), the City acquired the properties. For the second phase, the City anticipates providing construction financing to Beam through a loan of Section 108/BEDI funds. The construction financing would be the City's Section 108 Loan #2.

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

Consolidated Plan 2005

FY2009/10 Action Plan - Proposed Projects

Community Development Block Grant Funding Allocation Summary

Sources of Funding

Entitlement grant		1,435,596
Current year - FY09/10	1,385,596	
Prior years - reprogrammed	50,000	
Program Income		1,295,000
Housing Rehabilitation Loan Fund	325,000	
Business Development Fund	970,000	
Total Sources		2,730,596

Uses of Funding

Housing Development		300,000
Housing Rehabilitation		555,000
Loan Program	405,000	
Project Delivery	150,000	
Public Services		
Operations		350,000
Non-profit Capital Projects		-
City Capital Projects		105,596
Curb Ramp Installation	60,000	
Audible Pedestrian Signals	45,596	
Economic Development		
Business Development Fund		970,000
Loan Program	820,000	
Project Delivery	150,000	
Micro-enterprise Assistance		30,000
Administration		420,000
Total Uses		2,730,596

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0001	Funding Sources:	
Project Name:	Housing Development	CDBG	300,000
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Acquisition of landbank sites for future low-income housing development.	HOPWA	-
		Total Funding	\$ 300,000
Project Explanation:	Purchase of properties to be landbanked for future development of low-income housing. Landbank currently holds five properties, totaling over eighteen acres.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	01 Acquisition of Real Property	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	570.201(a)	Help Persons with HIV/AIDS	No
National Objective:	LMH - 570.208(a)(3) - Low / Mod Housing	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Housing Units / 20	Address Public Housing Needs	No
Performance Measures			
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0002	Funding Sources:	
Project Name:	Housing Rehab Loan Program/Single Unit	CDBG	75,000
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Rehabilitation of housing for low-income households.	HOPWA	-
		Total Funding	\$ 75,000
Project Explanation:	Below-market rate rehabilitation loans and emergency repair grants/loans for eligible homeowners, and accessibility improvements for low- and moderate-income tenants.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	14A Rehab; Single-Unit Residential	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	570.202	Help Persons with HIV/AIDS	No
National Objective:	LMH - 570.208(a)(3) - Low / Mod Housing	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Housing Units / 35	Address Public Housing Needs	No
Performance Measures			
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0002	Funding Sources:	
Project Name:	Housing Rehab Loan Program/Multi Unit	CDBG	330,000
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Rehabilitation of housing for low-income households.	HOPWA	-
		Total Funding	\$ 330,000
Project Explanation:	Below-market rate rehabilitation loans for eligible rental properties to improve substandard housing conditions. Program funded with program income.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	14B Rehab; Multi-Unit Residential	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	570.202	Help Persons with HIV/AIDS	No
National Objective:	LMH - 570.208(a)(3) - Low / Mod Housing	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Housing Units / 14	Address Public Housing Needs	No
Performance Measures			
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0002	Funding Sources:	
Project Name:	Housing Rehab Loan Program/Project Delivery	CDBG	150,000
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Project implementation costs of rehabilitation program.	HOPWA	-
		Total Funding	\$ 150,000
Project Explanation:	Program administration costs associated with operating the housing rehabilitation and emergency repair programs. Funded with program income.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	14H Rehab Administration	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	570.202	Help Persons with HIV/AIDS	No
National Objective:	LMH - 570.208(a)(3) - Low / Mod Housing	Help Persons with Disabilities	No
Accomplishment Type/Goal:	n/a	Address Public Housing Needs	No
Performance Measures			
Objective	n/a		
Outcome	n/a		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003 - see specific agency pages	Funding Sources:	
Project Name:	Human Service Commission - Social Service Funding	CDBG	350,000
Project Location:	125 E 8th Ave., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 350,000
Project Explanation:	Social services provided by local, non-profit agencies funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05 Public Services (General)	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Various	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/Catholic Community Services - Community Services	CDBG	25,189
Project Location:	945 W. 7th Ave., Eugene, OR 97402	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 25,189
Project Explanation:	Social service agency providing case management to homeless families and those living in transitional housing to assist them acquiring and maintaining stable homes. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03T Operating Costs of Homeless/AIDS Patients Programs	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	Yes
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 50	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/FOOD For Lane Co - Food Distribution	CDBG	133,463
Project Location:	770 Bailey Hill Rd., Eugene, OR 97402	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 133,463
Project Explanation:	Social service agency providing collection and distribution of excess food to other agencies for inclusion in food boxes. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05 Public Services (General)	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 14,900	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/FOOD For Lane Co - Dinner Site	CDBG	13,099
Project Location:	270 W. 8th Ave., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 13,099
Project Explanation:	Social service agency providing evening meals to low-income individuals and families. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05 Public Services (General)	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 730	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/Relief Nursery - Therapeutic Preschool	CDBG	22,787
Project Location:	1720 W. 25th Ave., Eugene, OR 97405	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 22,787
Project Explanation:	Social service agency providing therapeutic preschool services and parent training activities for families who are at high risk of child abuse. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05N Abused and Neglected Children	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 8	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/SVdP - First Place Family Center	CDBG	39,223
Project Location:	1995 Amazon Parkway, Eugene, OR 97405	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 39,223
Project Explanation:	Social service agency providing temporary emergency shelter for homeless families through the Interfaith Emergency Shelter Program. Overnight shelter provided at area churches, daytime shelter provided at day center facility. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03T Operating Costs of Homeless/AIDS Patients Programs	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	Yes
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 300	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/SVdP - Lindholm Center Singles Access	CDBG	27,207
Project Location:	450 Hwy 99 N., Eugene, OR 97402	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 27,207
Project Explanation:	Social service agency providing day use center for homeless adults without children. Center provides basic services including shower, laundry facilities, job referrals, and prepackaged meals. Funded as a collaborative effort with the City of Springfield and Lane County through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03T Operating Costs of Homeless/AIDS Patients Programs	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	Yes
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 2,300	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/White Bird - Medical Clinic	CDBG	30,675
Project Location:	1400 Mill St., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 30,675
Project Explanation:	Social service agency providing medical services to low-income Eugene residents. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05M Health Services	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 650	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/White Bird - Dental Clinic	CDBG	23,154
Project Location:	1400 Mill St., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 23,154
Project Explanation:	Social service agency providing dental services to low-income Eugene residents. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05M Health Services	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 280	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	HSC/White Bird - Impact	CDBG	35,203
Project Location:	341 E 12th St., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 35,203
Project Explanation:	Social service agency providing case management services for clients who are heavy users of community systems while showing little or no progress toward stability or self-sufficiency. Funded by the City of Eugene, City of Springfield and Lane County as a collaborative effort through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05O Mental Health Services	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 22	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0004	Funding Sources:	
Project Name:	Non-profit Capital Projects	CDBG	-
		ESG	-
Project Location:	None	HOME	-
		HOPWA	-
Project Description:	Acquisition of or improvements to non-profit facilities.	Total Funding	\$ -
Project Explanation:	No projects funded during FY2009/10		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03 Public Facilities and Improvements	Project Primary Purpose	
Priority Need:	Public Facilities	Help the Homeless	No
Eligibility Citation:	570.201(c)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Public Facilities / 0	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Availability/Accessibility		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0005	Funding Sources:	
Project Name:	City of Eugene Capital/Sidewalk Curb Ramps	CDBG	60,000
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Improvements to City-owned facilities	HOPWA	-
		Total Funding	\$ 60,000
Project Explanation:	Installation of sidewalk curb ramps to improve accessibility. Projects were recommended by the Accessibility Committee of the Human Rights Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03L Sidewalks	Project Primary Purpose	
Priority Need:	Public Facilities	Help the Homeless	No
Eligibility Citation:	570.201(c)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	Yes
Accomplishment Type/Goal:	Public Facilities / 24	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Availability/Accessibility		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0005	Funding Sources:	
Project Name:	City of Eugene Capital/Accessible Pedestrian Signals	CDBG	45,596
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Improvements to City-owned facilities	HOPWA	-
		Total Funding	\$ 45,596
Project Explanation:	Installation of accessible pedestrian signals to improve safety at busy intersections. Projects were recommended by the Accessibility Committee of the Human Rights Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03K Street Improvements	Project Primary Purpose	
Priority Need:	Public Facilities	Help the Homeless	No
Eligibility Citation:	570.201(c)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	Yes
Accomplishment Type/Goal:	Public Facilities / 8	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Availability/Accessibility		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0006	Funding Sources:	
Project Name:	Business Development Loan Program	CDBG	820,000
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Business loan program to create jobs available to low-income individuals or to eliminate slums and blight.	HOPWA	-
		Total Funding	\$ 820,000
Project Explanation:	Business loans and assistance to maintain/expand job opportunities or eliminate conditions of slum and blight. The Business Development Fund supplements private financing resources; the Emerging Business Loan Pool provides funding to those with extraordinary credit barriers.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	18A ED Direct Financial Assistance to For-Profits	Project Primary Purpose	
Priority Need:	Economic Development	Help the Homeless	No
Eligibility Citation:	570.203(b)	Help Persons with HIV/AIDS	No
National Objective:	LMJ - 570.208(a)(4) - Low / Mod Jobs	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Jobs / 28	Address Public Housing Needs	No
Performance Measures			
Objective	Economic Opportunities		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0006	Funding Sources:	
Project Name:	Business Development Loan Program/Project Delivery	CDBG	150,000
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME/ADDI	-
Project Description:	Business loan program to create jobs for low-income individuals or to eliminate slums and blight.	HOPWA	-
		Total Funding	\$ 150,000
Project Explanation:	Program administration costs associated with operating the Business Development Fund and Emerging Business Loan Pool programs. Funded with program income.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	18A ED Direct Financial Assistance to For-Profits	Project Primary Purpose	
Priority Need:	Economic Development	Help the Homeless	No
Eligibility Citation:	570.203(b)	Help Persons with HIV/AIDS	No
National Objective:	LMJ - 570.208(a)(4) - Low / Mod Jobs	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Jobs - reported with loan disbursements	Address Public Housing Needs	No
Performance Measures			
Objective	Economic Opportunities		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0007	Funding Sources:	
Project Name:	Micro-enterprise Business Development Services	CDBG	30,000
	eDev (formerly Lane MicroBusiness)	ESG	-
Project Location:	1445 Willamette St., Eugene, OR 97401	HOME	-
		HOPWA	-
Project Description:	Micro-business development services for low-income entrepreneurs.	Total Funding	\$ 30,000
Project Explanation:	Micro-business development services, including training, education and workshops for Eugene low-income micro-business entrepreneurs.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	18C MicroEnterprise Assistance	Project Primary Purpose	
Priority Need:	Economic Development	Help the Homeless	No
Eligibility Citation:	570.203(b)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 25	Address Public Housing Needs	No
Performance Measures			
Objective	Economic Opportunities		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0008	Funding Sources:	
Project Name:	CDBG Program Administration/General	CDBG	324,000
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	General management, oversight and coordination of Community Development Block Grant program.	HOPWA	-
		Total Funding	\$ 324,000
Project Explanation:	Supports eligible CDBG administrative costs, including 4.17 FTE.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21A General Program Administration	Project Primary Purpose	
Priority Need:	Planning & Administration	Help the Homeless	No
Eligibility Citation:	570.206	Help Persons with HIV/AIDS	No
National Objective:	n/a	Help Persons with Disabilities	No
Accomplishments:	n/a	Address Public Housing Needs	No
Performance Measures			
Objective	n/a		
Outcome	n/a		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0008	Funding Sources:	
Project Name:	CDBG Program Administration/Indirect Costs	CDBG	76,000
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	City of Eugene central service cost allocation to Community Development Block Grant program.	HOPWA	-
		Total Funding	\$ 76,000
Project Explanation:	Supports eligible City of Eugene central service costs including city-wide management and financial services.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21B Indirect Costs	Project Primary Purpose	
Priority Need:	Planning & Administration	Help the Homeless	No
Eligibility Citation:	570.206	Help Persons with HIV/AIDS	No
National Objective:	n/a	Help Persons with Disabilities	No
Accomplishments:	n/a	Address Public Housing Needs	No
Performance Measures			
Objective	n/a		
Outcome	n/a		

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0008	Funding Sources:	
Project Name:	CDBG Program Administration/Fair Housing	CDBG	20,000
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME	-
Project Description:	Coordination and administration of fair housing activities	HOPWA	-
		Total Funding	\$ 20,000
Project Explanation:	Promotion of fair housing, including fair housing information & referral phone line.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21D Fair Housing Activities	Project Primary Purpose	
Priority Need:	Planning & Administration	Help the Homeless	No
Eligibility Citation:	570.206	Help Persons with HIV/AIDS	No
National Objective:	n/a	Help Persons with Disabilities	No
Accomplishments:	n/a	Address Public Housing Needs	No
Performance Measures			
Objective	n/a		
Outcome	n/a		

City of Eugene

One-Year Action Plan for FY2009/10

HOME Investment Partnerships Program

Description

HOME Investment Partnerships Program (HOME) funds are received from the U.S. Department of Housing and Urban Development (HUD) and administered by the Eugene-Springfield Consortium for the metropolitan area. The primary purpose of Eugene's HOME program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for low- and moderate-income families. HOME funds can be used for: new construction or rehabilitation of housing units which will be affordable to low- and moderate-income households; acquisition of eligible properties by for-profit and non-profit developers; tenant-based rental assistance programs; homebuyer programs; support local Community Housing Development Organizations (CHDO); and program administration. HOME funds can be provided to the project as a grant or as a loan. HOME-funded loans can be set up in various ways: low-or no-interest, amortized, deferred or forgiven according to the needs of the project. Eugene also seeks to use available HOME funds for no-interest interim financing on projects when repayment is secured by permanent financing from local lending institutions.

Current priorities for use of Eugene's HOME funds include new construction of rental housing and homeownership units; acquisition of affordable rental units; rehabilitation of rental units owned and operated by local non-profits; and operating funds to support CHDO efforts.

FY 2009/10 Allocation of HOME Funds

The Eugene-Springfield Consortium will receive \$1,564,202 in Federal HOME Investment Partnerships Program (HOME) funding in fiscal year 2009/10. These funds will continue to be split 70/30 between the two jurisdictions; Eugene will receive \$1,094,941 and Springfield will receive \$469,261. HOME funds will be used for acquisition and development of housing affordable to low- and moderate-income households; rehabilitation; homebuyer programs; rental assistance; support of local Community Housing Development Organizations (CHDO); and HOME program administration. Eugene will also provide HOME funds for short-term, interim financing loans for construction or acquisition projects as funding is available.

HOME Requirements for Community Housing Development Organizations

Community Housing Development Organization (CHDO) is a special designation given to non-profit housing developers that meet specific requirements pertaining to the formation and stated purpose of the non-profit agency. A CHDO must provide decent housing that is affordable to low-and moderate-income persons. In addition, a CHDO must have representation of low-income community residents on its governing board and have a defined geographic service area. The HOME program requires a minimum of 15% of the HOME funds to be reserved for CHDO housing projects. Eugene's use of HOME funds far exceeds that minimum requirement. Each fiscal year up to 5% can be spent for operating costs for local CHDOs. Eugene and Springfield coordinate to provide funding to the active CHDOs on a Consortium-wide basis.

The local Housing Policy Board (HPB), an intergovernmental advisory committee, recommends the use of HOME funds to the Eugene City Council. The HPB is comprised of elected officials

from the three jurisdictions (Eugene, Springfield, and Lane County) and six at-large members including one low-income representative. The HPB has a history of including low-income persons in its allocation processes and policy development, and will continue these efforts.

Recapture Provision

The HOME Consortium, consisting of the Cities of Eugene and Springfield, has selected the recapture option for all homeownership projects and programs, as described in 24CFR §92.254(a)(5)(ii). The amount subject to recapture is based on the HOME assistance that enabled the homebuyer to buy the dwelling. This amount is referred to as the “homebuyer subsidy” and includes downpayment assistance, principal buydown, reduction in purchase price, “silent second” loans and other direct assistance to the homebuyer. HOME recapture provisions ensure that if the housing does not continue to be the principal residence of the family for the period of affordability, then all or a portion of the HOME assistance to the homebuyer shall be recaptured. If the full amount is not available for recapture, the Eugene-Springfield HOME Consortium will base the amount subject to recapture on the net proceeds available from the sale of the property.

Layering of Funding and Match Requirements

The HPB reviews applications for HOME funding through Request for Proposal (RFP) cycles conducted annually. Cycles are timed to meet the State of Oregon deadlines for its Consolidated Funding Cycle. The major criteria for selection focus on the goal of creating new affordable rental or homeownership units. The subsidy per unit is considered in relation to the resulting rent levels. All applications are reviewed for the ability to maximize the use of other funding sources. Most applications present a complex overlay of funding sources in order to achieve the desired rent or sale levels. The City of Eugene reviews proposed sources of funds to evaluate the project’s need for HOME funds. Eugene will only contribute HOME funds to projects in the amount that is necessary to provide affordable housing at the desired rent or sale levels.

The City of Eugene tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program regulations, which require a minimum 25% matching contribution. The following is a list of non-Federal public and private funding sources that are expected to be available for project development:

- **Lane County Road Funds:** Administered by Lane County to install and improve local roads and sidewalk systems, these funds have been allocated to new low-income developments as recommended by the Housing Policy Board and approved by the Lane County Board of Commissioners. A portion is counted as HOME match. Due to budget deficits, Lane County will not continue to provide ongoing funding. It is unknown if the County will be able to resume this support in the future.
- **Bond Financing:** For multi-family affordable housing and single family projects. A portion of the bonds issued by a state, local government, or housing development agency may be considered as HOME match.
- **Oregon Housing Trust Fund:** Administered by the State of Oregon, eligible activities include pre-development, acquisition, construction and rehabilitation costs associated with low-income housing development. The full amount of Oregon Housing Trust Fund loans invested into the project are eligible as HOME match.

- **Oregon Affordable Housing Tax Credit Program:** Administered by the State of Oregon, this program provides below-market interest rates for low-income housing projects. The maximum interest rate reduction is approximately 4% below market, for a maximum term of 20 years. HOME match is calculated by applying the present discounted cash value to the total yield foregone by the lender.
- **Local Fees:** In 1997/98, the City Council approved an exemption for System Development Charges (SDC) for non-profit sponsored low-income housing projects. City Council established a base amount of \$115,000 and has approved inflationary increases each year in addition to the base amount. If not used, these exemptions can be carried forward. The local utility, Eugene Water and Electric Board, also offers an exemption for Water SDCs of up to \$100,000 per year. These funds must be used in the year allocated and do not carry forward. These contributions are eligible as HOME match.
- **Property Tax Exemptions:** Twenty-year exemptions from property taxes have been awarded on a project-by-project basis to low-income housing developments. Generally based on the benefits provided to the community and the duration of the low-income housing commitment, property tax exemptions are eligible as HOME match. The amount of match credit is calculated as the current discounted cash value of the tax exemption.
- **Volunteer Labor:** Area non-profit housing developers have been successful in utilizing volunteer labor in their developments. Architects, attorneys, and other professionals have also contributed their services to non-profit housing developments in Eugene. Volunteer labor is eligible as HOME match.
- **Private Contributions:** Cash and materials have been contributed in the past by private businesses, lenders, corporations, and foundations to assist in the development of low-income housing in Eugene. It is expected that future contributions from private sources will continue to provide needed assistance. Private contributions are eligible as HOME match.

Other Federal Resources Used at the Local Level

Federal Low-income Housing Tax Credits are allocated by the State of Oregon and are used to subsidize rental housing developments that are affordable to persons with incomes below 60% AMI. Area projects have typically applied for the 9% Tax Credits in order to serve a lower-income population. The 9% Tax Credits are more desirable but statewide demand greatly exceeds available funding.

HACSA anticipates receiving \$16 million in Section 8 Voucher funding in 2009/10. That figure includes the Housing Assistance Payments (HAP) made to landlords in Lane County plus an administrative fee to run the program. It is anticipated that HACSA will receive an additional \$580,000 in subsidy for project based Section 8 units in Eugene.

St. Vincent DePaul has three direct McKinney-Vento Homeless Assistance projects. The Connections (\$222,221), LIFT (\$249,736) and VetLIFT (\$88,471) programs offer supportive housing services to homeless individuals and families. Connections serves homeless families. LIFT and VetLIFT serve chronically homeless people with co-occurring addiction/mental illness, and VetLIFT is permanent housing for chronically homeless veterans with co-occurring addiction/mental illness. All three of these programs are requesting renewal this year.

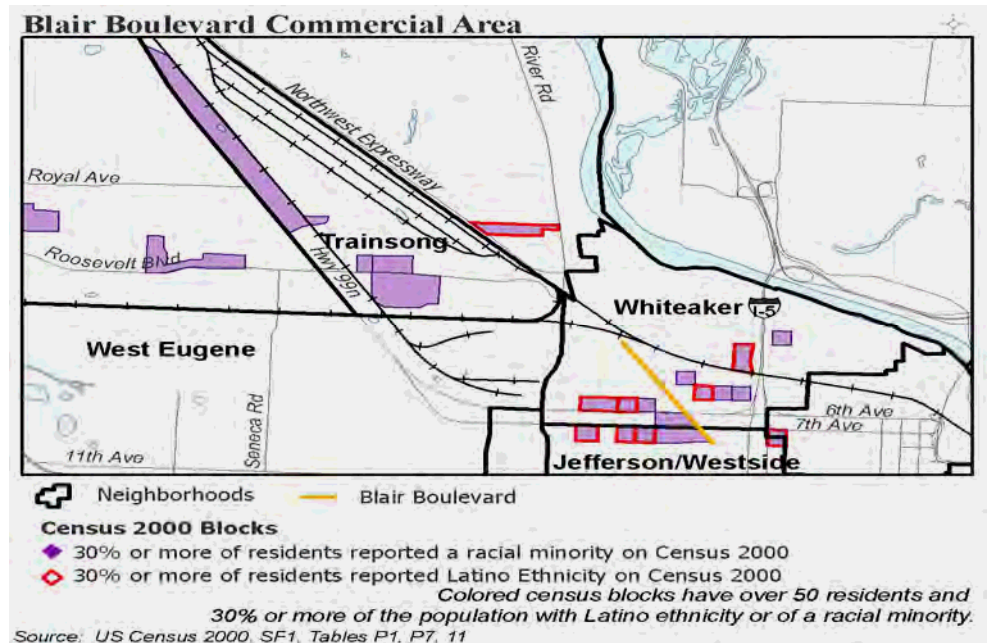
Community Characteristics and Issues

Geographic Distribution

A project must be located within the Eugene city limits or the Eugene Consortium area in order to be eligible for assistance through the City's HOME-funded housing programs. The location of new low-income housing projects must comply with the City's Housing Dispersal Policy. The goal of the Policy is to maximize housing choices for low-income families and discourage the creation of large areas characterized by low-income households.

Minority Concentrations

Eugene has a significant concentration of racial and ethnic minorities in the Blair Boulevard commercial area. This area includes portions of the Jefferson/Westside and West Eugene neighborhoods along with the core neighborhoods of Whiteaker and Trainsong.



According to Census 2000, blocks with over 50 people and at least 30% racial minorities or 30% Latinos represent over 10% of all blocks in Whiteaker, and in Trainsong over 16%. These two neighborhoods also have a high concentration overall of people who are a racial minority or Latino. This equates to 13% of the population in the Whiteaker area who are Latino and 13% minority. In the Trainsong Neighborhood, 13% of the residents are minority. These census tracts in Whiteaker are 4000, with blocks, 1015, 2017 and tract 4200, blocks 3009, 3011, 3016, 3017, 2033, 2039, 2042, and 2044. For Trainsong, the tract is 4200, with blocks 1000, 1008, 1015, 1016, and 1017. Whiteaker and Trainsong have the highest percentages of both Latino and minority populations in all of Eugene's 22 neighborhoods.

The Whiteaker Neighborhood is one of the oldest neighborhoods in town, and is characterized by the historic district, known as the Blair Boulevard commercial district. The convergence of these neighborhoods represents what has become a strong and culturally diverse community in Eugene. In the Whiteaker neighborhood, almost 80% of the housing is rented and in Trainsong, over 67% of the housing is renter occupied. However, in Trainsong, a higher portion of the population live in poverty, 38%, while in Whiteaker almost 30% of residents are in poverty. The Blair Boulevard area has a high concentration of social service agencies, a larger number of occupants per room compared to the rest of the city, is lower income and a majority of the homes were built pre-1980.

Lack of Affordable Housing

As a high-cost, low vacancy market, Eugene faces a number of barriers to affordable housing. There are few affordable development opportunities due to a shortage of reasonably priced land, high construction costs, and low median incomes.

Homelessness

The January 28, 2009, one-night-count tallied 2,673 homeless people, a 27% increase from a year earlier. Of those counted, 48% met the HUD definition of chronic homelessness. Most persons were counted within the City of Eugene. This is still unquestionably an underestimation of the entire homeless population and those at risk of homelessness. Based on data from schools and other social service providers, the number of homeless people has increased 30 to 35% this year. There is also evidence of an increase in overcrowding, which places some households at higher risk of homelessness. The Lane County Human Services Commission collects and analyzes data on homelessness from 16 different service providers. They reported 11,784 homeless people who sought services in 2007-08. This is a 34% increase from the previous year. In addition, there were 1,605 homeless children in Lane County schools in 2007-08.

HOME Program Goals

Create Affordable Housing Opportunities

In March 1995, the Eugene City Council adopted a report entitled "Cracking the Housing Crisis." The report identified housing goals and barriers to affordable housing in Eugene and proposed a number of possible solutions that are currently being examined for future implementation. In the fall of 1996, a report entitled "Affordable Housing: Summary and Program Update" was published. These reports and the advice of the intergovernmental HPB continue to guide the Eugene City Council as it searches for affordable solutions to the housing crisis in our community.

Eugene has prioritized use of HOME funds to support the following activities in the coming year:

- Construction of new low-income rental housing and lease-to-own units
- Rehabilitation of existing rental housing units owned by local non-profits
- Downpayment assistance for low-income homebuyers
- Interim financing, as available, for new construction of lease-to-own units for low-income households and rental projects
- Operating funds for active local CHDOs

It is important to note that all of these actions support the Lane County Ten Year Plan to End Chronic Homelessness.

Addressing Chronic Homelessness

The City of Eugene continues to provide support for homeless and special needs activities through the use of the City's General Fund, CDBG and HOME program funds. Projects that serve this diverse target population are:

- Operation of First Place Family Center, a day access service center for homeless families, including those receiving night shelter through the faith community. This operates 7 days a week all year.

- Operation of a daytime access service center for adults without children, known as the Eugene Service Station. This operates 7 days a week all year.
- Provision of legal camping spaces in parking lots throughout the city.
- Provision of limited legal camping, through ordinance, on private properties such as churches, businesses and back yards, with the permission of the owner.
- Funding of a social service “facilitator” who is the first response to complaints about illegal on-street vehicle camping.
- Station 7, a former fire station, provides emergency shelter for homeless youth.
- Increased services including housing units to clients of New Roads School and Looking Glass Street Outreach program for homeless youth.
- Expansion of the “Safe and Sound” programs that provide intervention, health treatment, and emergency services for homeless youth.
- Project Homeless Connect for Lane County, took place on March 6, 2009. This third annual event served 1,548 guests. They were assisted by 652 community volunteers and 401 service providers representing 105 nonprofit, government agencies and businesses. There were 189 cash and in-kind donors who made the event possible.

Since 1987, one of the Eugene City Council’s annual goals has typically been related to homelessness or to increasing the availability of low-income housing. An interdepartmental staff team has been working with intergovernmental partners, nonprofit organizations, and community groups to identify and implement strategies. The City also supports Lane County's effort to adopt a "Ten Year Plan to End Homelessness" which was approved in November 2006.

The City of Eugene continues to explore ways to augment support for affordable housing and homelessness programs. A “blue ribbon committee” appointed by Eugene Mayor Kitty Piercy at the direction of City Council was charged with identifying funds to implement the goals of the Ten Year Plan to End Chronic Homelessness. These goals included the creation of transitional and permanent housing. Their report was completed in April 2008 and received by City Council in 2009.

In 2009 Eugene will receive a \$567,000 federal grant of Homeless Prevention and Rapid Re-Housing funds. Eugene will coordinate with Lane County and community partners to allocate funds in a way that achieves the best results.

Monitoring

Regulations state that the Plan must describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the Plan and to ensure that long-term compliance with requirements of the programs involved.

Performance Measures

In areas funded with HOME dollars, numerical goals are established for Eugene over the five-year period covered by the Consolidated Plan 2005. These are good indicators of progress. A number of comprehensive planning efforts and reports are also listed for review by the HPB, the Planning Commission, the Budget Committee, and the City Council.

Project Management

A project manager is assigned to each program area or project to ensure compliance throughout implementation. Project contracts include a scope of work, timeline and budget as well as all regulatory requirements – use of minority business enterprises, environmental requirements, mitigation efforts, record keeping, etc.

CHDO Monitoring

One of the primary aims of the HOME program is to expand the capacity of CHDOs to develop and manage quality affordable housing. The Consortium is responsible for monitoring organizational and project level performance of participating CHDOs on an annual basis. Participating CHDOs are asked to share documents that establish the organization's purpose and activities. These documents are reviewed by staff to ensure alignment with HOME requirements for CHDOs. Consortium staff members meet with the director of the CHDO and other appropriate staff to discuss the overall management, financial procedures, and areas of programmatic activity. To ensure financial compliance and proper accounting procedures, Consortium staff check selected invoices and project files. Following the completion of document review and the monitoring visit, Consortium staff prepare a summary report of their findings. Any concerns identified in this report must be addressed in order to maintain status as an active CHDO.

HOME Project Monitoring

The Consortium members are responsible for monitoring the compliance of their projects with HOME Program regulations throughout the period of affordability. For rental housing, Eugene staff conducts an annual review of tenant files. Tenant files are reviewed for tenant income source documentation obtained for initial certifications and re-certifications, HOME lease provisions and tenant protections, initial lease period, rent and utility levels, and tracking of ethnic/racial, disability, and female head of household status. Affirmative marketing efforts are also assessed. Based on property management practices, these reviews are conducted at the housing development site or at the agency's administrative office. Following the completion of file review and the monitoring visit, Consortium staff prepare a summary report of their findings. Any concerns identified in this report must be addressed in a timely manner.

Housing Quality Standards (HQS) Inspections

HQS inspections of Eugene's HOME-assisted units are conducted by an outside contractor on a one-, two-, and three-year cycle based on total number of total units in a project. The inspector summarizes the findings and any re-inspections that are required. These inspection forms are filed in the project files.

Consortium Monitoring

The Eugene-Springfield Consortium is comprised of the Cities of Eugene and Springfield. The Cities operate under a Memorandum of Agreement that states the program responsibilities within the Consortium. Serving as lead agency, the City of Eugene, conducts an annual monitoring of the City of Springfield's administration of HOME funded activities.

City Single Audit

The Federal HOME program is reviewed by the City's external auditors annually.

Planned HOME Activities

Eugene's HOME funding allocation of \$1,094,941 and \$85,000 in program income will be used in the following established program areas:

New Construction/Acquisition/Rehabilitation

Eugene conducts a Request for Proposals (RFP) process annually to identify new construction and acquisition projects - new family rental units, new homeownership housing units, or the acquisition/rehabilitation of existing units. Specific projects will be selected through the process that is timed to coordinate with the State of Oregon's consolidated funding cycle. The City of Eugene 2009 RFP was released in March 2009 with proposals due May 29, 2009. The Allocation Committee of the Housing Policy Board will review proposals on June 29 and make a recommendation to the intergovernmental Housing Policy Board on July 13. A public hearing will be held on September 14 and City Council will take action by the end of September. \$771,447 in new HOME funds have been allocated for Housing Development activities. Eugene is making the Willakenzie Land bank site available for development through this RFP and anticipates that the site will accommodate 40 to 60 new units of affordable housing.

Downpayment Assistance

Up to \$165,000 of new HOME funds will be available to support the Homebuyer Assistance Program (HAP). Up to an additional \$85,000 in program income may be used, if received during the program year. The HAP provides up to \$10,000 to low-income homebuyers for downpayment assistance and other closing costs. These loans are repaid to the City upon resale of the home. Due to the increasing home sales prices, staff is actively seeking opportunities to partner with developers to create more affordable homeownership opportunities. In these cases, the downpayment assistance loan amount may be increased, up to \$20,000 per unit. The City will make HAP brochures available to the managers of all local low-income housing developments; manufactured dwelling unit owners who do not own their land and tenants with disabilities who participate in the City's emergency repair program.

Each participant must complete an approved homeownership training, such as the ABCs of Homebuying or the Threshold Home Ownership Education and Counseling program. The ABCs of Homebuying is a one-day seminar that covers basic information about housing decisions, financial preparation, shopping for a home, mortgages, closing, and maintaining the homebuyer's investment. The Threshold program is offered over a ten-month period in a classroom setting, and also provides individual counseling, goal setting, and support for the future homebuyer.

Interim Financing

Up to \$1,000,000 of interim financing will be offered, based on available funds, for affordable housing projects on a first come/first served basis. This method of financing supports the affordability of local housing projects by reducing interest costs during development, and allows Eugene to expend HOME funds in a timely manner.

CHDO Operating Funds

\$49,000 (Eugene's portion) will be allocated in combination with \$23,463 from Springfield's portion for CHDO operations. A total of \$72,463 (less than 5% of the total HOME grant amount) will be allocated equally to the four active CHDOs: Mainstream Housing, Inc. (Mainstream), Metropolitan Affordable Housing Corporation (Metro), Neighborhood Economic

Development Corp. (NEDCO), and St. Vincent DePaul (SVdP). Each CHDO will receive \$17,500. Contracts will be executed after the CHDO monitoring and annual recertification process is completed.

Administration

\$109,494 will be used for administration and project implementation. The Federal grant management system automatically budgets 10% of the HOME grant amount for this purpose.

**U.S. Department of Housing & Urban Development
City of Eugene, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

HOME Funding Allocation Summary

Sources of Funding

Entitlement grant		1,094,941
HOME	1,094,941	
Program Income		1,085,000
Estimate	85,000	
Interim Financing	1,000,000	
Total Sources		2,179,941

Uses of Funding

Housing Development		1,771,447
New Projects	771,447	
Interim Financing	1,000,000	
Homebuyer Assistance Program		250,000
CHDO* Operating Support		49,000
*Community Housing Development Organization		
Administration		109,494
Total Uses		2,179,941

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0009	Funding Sources:	
Project Name:	Housing Development	CDBG	-
Project Location:	Eugene, OR 97401	ESG	-
		HOME	771,447
Project Description:	Construction of new housing for low-income households.	HOPWA	-
		Total Funding	\$ 771,447
Project Explanation:	Construction of new affordable housing units in Eugene as recommended by the Housing Policy Board.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	12 Construction of Housing	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.206 (a)	Help Persons with HIV/AIDS	No
Accomplishment Goal:	51 Units	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0010	Funding Sources:	
Project Name:	Interim Finance Program	CDBG	-
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME	1,000,000
Project Description:	Short term financing for acquisition or construction of low-income housing.	HOPWA	-
		Total Funding	\$ 1,000,000
Project Explanation:	Short term loans to help developers acquire or construct affordable housing units.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	12 Construction of Housing	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.206 (a)	Help Persons with HIV/AIDS	No
Accomplishment Goal:	60 Units	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0011	Funding Sources:	
Project Name:	Homebuyer Assistance Program (HAP)	CDBG	-
Project Location:	City-wide, Eugene	ESG	-
		HOME	250,000
Project Description:	Downpayment assistance for low- and moderate-income homebuyers.	HOPWA	-
		Total Funding	\$ 250,000
Project Explanation:	Downpayment assistance loans of \$10,000 to low- and moderate-income homebuyers.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	13 Direct Homeownership Assistance	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.206 (c)	Help Persons with HIV/AIDS	No
Accomplishment Goal:	25 Units	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0012	Funding Sources:	
Project Name:	CHDO Operating	CDBG	-
Project Location:	Consortium wide	ESG	-
		HOME	72,463
Project Description:	CHDO operating expenditures	HOPWA	-
		Total Funding	\$ 72,463 *
Project Explanation:	Capacity building and general operating expenditures for local Community Housing Development Organizations (CHDO) to assist with developing affordable housing.	<i>*Consortium-wide allocation, split evenly among four CHDOs.</i>	
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21I CHDO Operating Expenses	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.208	Help Persons with HIV/AIDS	No
Accomplishment Goal:	n/a	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	n/a		
Outcome	n/a		
CHDOs:	Mainstream Housing - 433 W. 8th Ave., Eugene Metropolitan Affordable Housing Corporation - 1430 Pearl St., Ste. #2, Eugene Neighborhood Economic Development Corporation - 775 Monroe St., Eugene St. Vincent dePaul - 705 S. Seneca, Eugene		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0013	Funding Sources:	
Project Name:	Eugene HOME Grant Administration	CDBG	-
Project Location:	99 W. 10th Ave., Eugene, OR 97401	ESG	-
		HOME	109,494
Project Description:	General management, oversight and coordination of Eugene HOME grant programs.	HOPWA	-
		Total Funding	\$ 109,494
Project Explanation:	Supports eligible HOME administrative costs, including 1.25 FTE and indirect City charges.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21H HOME Admin/Planning Costs of PJ	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.207	Help Persons with HIV/AIDS	No
Accomplishment Goal:	n/a	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	n/a		
Outcome	n/a		

City of Springfield

One-Year Action Plan for FY2009/10

Community Development Block Grant Program

Description

The City of Springfield receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Springfield's fiscal year 2009/2010 (FY2009/10) CDBG allocation is \$612,975.

The Community Development Advisory Committee (CDAC) was established by the City of Springfield to make recommendations concerning program policy and project selection to the City Council. Springfield allocates CDBG funds annually through a competitive Request for Proposals (RFP) process. One of the funding criteria for project selection is the efficient use of the CDBG dollars. This is demonstrated in a proposal by the amount of additional resources leveraged by the CDBG commitment. Although this funding criterion is weighed against other funding criteria, it has been a significant factor in bringing much needed resources into the community. The CDAC also determined that projects nearing completion should receive additional consideration for funding, as these projects have the potential of providing immediate benefit to the community.

It is anticipated that the FY2009/10 CDBG allocation will leverage other resources that will include but are not limited to the following: Springfield General Fund, other Federal resources, State funds, Lane County Road Tax funds, local assessments for public improvements, private donations, in-kind contributions, and contributions provided by the applicant agency.

Activities Benefiting Low- and Moderate-Income Persons

Generally, Springfield's CDBG-funded programs and projects are provided to low-income residents living within the city limits of Springfield. Individuals participating in a CDBG-funded program are required to meet HUD Income Guidelines. In order to meet the CDBG National Objective of Benefit to Low and Moderate-Income Persons, CDBG-funded projects must either serve a specific low-income area, or provide tangible benefit to low- and moderate-income clientele (services, economic opportunities, housing). Funded programs and projects undergo periodic staff monitoring to ensure compliance with CDBG regulations. It is estimated that no less than \$429,500 of FY09/10 CDBG funds will be spent on activities that benefit primarily low- and moderate-income persons.

Activities for the Prevention or Elimination of Slum and Blighted Conditions

Another national objective of the CDBG program is the prevention or elimination of slums and blighted conditions in neighborhoods and communities, either by designating a specific area or by addressing conditions on a spot basis. The City of Springfield conducted a thorough inventory of structures in the downtown corridor to determine if the area would meet the CDBG qualifications as a Blighted Area. A total of 116 structures were inventoried and a visual inspection was made of the exterior of each structure. 68 structures were determined to have conditions of decay and deterioration. At a public hearing on December 1, 2003, the City Council approved amendments to the 2000 Eugene-Springfield Consolidated Plan to designate a Springfield Downtown Redevelopment Area, in compliance with CDBG regulations. The Downtown Redevelopment Area has boundaries of Mill Street (west boundary), South A Street (south boundary), 10th Street (east boundary) and B Street (north boundary), excluding the residential areas on the south side of B Street between 8th and 10th Streets, and on the north side of A Street between 9th and 10th Streets. The

amendments to the Consolidated Plan also included provisions for reserving a portion of the City's annual CDBG allocation for projects that specifically address the problems of blight in the Downtown Redevelopment Area.

An allocation table and summaries of each approved project can be found at the end of this section. Funding for grant administration and planning, public services and housing programs in the amounts shown in the table was also approved by the Council at the public hearing on April 20, 2009.

Anti-Poverty and Homeless Housing Continuum of Care Service System

The City of Springfield works with its partners in local government, the City of Eugene and Lane County, in a collaborative effort to address anti-poverty and homeless issues. The intergovernmental Human Services Commission (HSC), composed of elected officials and appointed members from these jurisdictions, allocates funding to address these issues. The HSC is developing a work program that encompasses the following areas:

1. Crisis Access & Stabilization Service System.
2. Short-Term Basic Needs Services.
3. Transitional Housing Services.
4. Permanent Supportive Housing Services.

The Continuum of Care approach provides for multi-point access to services and linkages among settings and services providers. Not all at-risk or homeless families and individuals will need access to all four components. The HSC will receive an allocation of approximately \$91,946 in CDBG funds from the City of Springfield, which is equivalent to 15% of the City's FY09/10 allocation.

To further incorporate the Continuum of Care philosophy into its delivery of services, Springfield's Housing Programs manages an array of services that benefit very low and low-income persons. The five programs being administered by the housing programs staff address homeless prevention and housing assistance, repair to dwellings owned by low and very low-income households and homeownership through the SHOP. These programs are described more fully in the following narratives (the SHOP narrative will be found in the HOME program section).

The City of Springfield also partnered with the City of Eugene, Lane County and local non-profit service providers to create Project Homeless Connect For Lane County. Springfield provides staff and funding support to this important community project. The third annual PHC event was held on March 6, 2009 and was attended by over 1,500 homeless and at-risk persons in our community.

City of Springfield CDBG Funded Housing Programs

- The City of Springfield continues to manage the successful CHORE program, one of five City-run housing programs. This program is designed to provide assistance to very low-income, primarily elderly or disabled homeowners in Springfield, and provides basic lawn care services and exterior home maintenance. By helping to maintain the appearance of their property, the CHORE program helps to keep the property and occupants from being identified as "easy" targets of crime and vandalism based on their age and/or disability. In addition to the benefit to the property owner, this activity also benefits the surrounding neighborhood. The City plans to

continue the CHORE program and is using approximately \$5,000 of CDBG program income, if available, (not to exceed the 15% cap for public services) to provide services to homeowners who are unable to perform these services on their own. The program allows up to \$250 annually to an eligible household for these activities.

- The City of Springfield will continue to provide assistance to qualified low-income homeowners through its Emergency Minor Home Repair Program and the Springfield Home Improvement Program (SHIP). These programs are funded from CDBG program income generated through SHIP loan repayments (when available) and an allocation from the new CDBG grant. The City will allocate \$120,000 from its new CDBG grant for this purpose.
- Emergency assistance to very low-income renters is available through Springfield's Emergency Rental Assistance Program (ERAP). This program provides single episode assistance to qualified renters. Strict household and property eligibility requirements help to protect this program against abuse or misuse. Funds are very limited and are available on a first-come, first-served basis.

Coordination

Coordination efforts between public assisted housing providers and private and government health, and mental health and service agencies is an extremely important activity. It is important, particularly now, when a number of housing providers are including within their programs, service components for the residents of their housing projects. Staff also works closely with other resource providers; coordinating efforts with the Springfield Utility Board for energy assistance and weatherization, the Lane County Senior and Disabled Services, and the United Way.

The Housing Policy Board (HPB) is an intergovernmental body formed by representatives from Eugene, Springfield, Lane County, and the Housing and Community Service Agency (HACSA) to develop countywide housing priorities. The HPB's mission is "...to increase the availability of decent, affordable housing for low- and very low-income families and individuals in Lane County."

The HPB meets on a monthly basis. The meetings are regularly attended by HACSA, the HSC, Eugene and Springfield staff, non-profit providers, and developers. The agenda topics and information shared at the meetings allows for a formal method of communication to occur on a regular basis. The housing and service groups have established coordination and integration of the total housing delivery system (capital needs and service needs).

Fair Housing Plan (CDBG and HOME Programs)

The City of Springfield crafted a Fair Housing Plan in 1998 as part of its FY98/99 One- Year Action Plan. The Fair Housing Plan was revised and updated in 2005 for inclusion in the 2005 Eugene-Springfield Consolidated Plan. A summary of strategies to address impediments to fair housing opportunities, responsible agencies and a timetable of activities is included as part of Springfield's Fair Housing Plan. Springfield's Fair Housing Plan is being reviewed and updated for inclusion in the 2010 Eugene-Springfield Consolidated Plan.

The following are some of the strategies and programs that the City of Springfield is using to affirmatively further fair housing:

Identify areas of the Springfield Development Code that may Unintentionally Restrict, Inhibit or Otherwise Impede the Development of Affordable Housing

A primary goal of the federal Fair Housing Act and its amendments is to provide housing choice for everyone. Everyone should be able to live where they choose, if they can find housing in the area of their preference that they can afford. This strategy seeks to address impediments to housing choice and affordability that may be contained in the Development Code. Staff from the Planning Division is reviewing the Development Code for consistency and clarity, and is making plan revisions where conflicting language exists. A clear and consistent code will assist developers in creating and submitting complete and accurate plans and documents for review, resulting in less time and money spent by architects and engineers on revisions and re-submittals and shorter review/approval times by City staff. This will result in lower project costs and lower prices to homebuyers and renters. Staff is also reviewing sections of the Development Code that, because of requirements or restrictions, may inadvertently limit the range and diversity of housing developed in Springfield.

Residential Lands

In 2006, the City of Springfield initiated work on a housing needs analysis. The study is intended to comply with statewide planning policies that govern housing, including Goal 10 (Housing), ORS 197.296, and OAR 660 Division 8. The primary goals of this study are to (1) project the amount of land needed to accommodate the city's future housing needs by type and density ranges; and (2) evaluate the existing residential land supply within the Springfield Urban Growth Boundary to determine if it is adequate to meet that need. In June 2007, the Oregon Legislature enacted into law HB3337 requiring the City of Springfield to: 1) perform a housing needs determination for the plan jurisdiction east of I-5; and, 2) adopt a UGB, separately from the City of Eugene, with sufficient land to accommodate projected housing demand for the period 2010- 2030. The City has been working on implementation of HB 3337 (ORS 197.304) since September, 2007. To date this work has included a supply and demand analysis of residential land; a housing needs determination; and proposed residential development efficiency measures that are intended to increase residential densities throughout the City. Together this work constitutes the City's Residential Lands Study (RLS). The RLS addresses Statewide Planning Goal 10, which includes requirements for addressing affordable housing needs. Goal 10 requires cities to adopt policies that encourage housing at price ranges commensurate with all income levels, including low income housing needs.

The Residential Land Inventory has been updated and the demand for residential land through 2030 has been projected, based on the proposed safe harbor population forecast of 82,616. ORS 197.296 requires the City to "determine the overall average density and overall mix of housing types at which residential development of needed housing types must occur in order to meet housing needs." The City's needed housing mix and density are different than the current mix and density.

Therefore the City is required to adopt measures that increase the likelihood that the needed density and mix of housing types will be developed over the next 20 years.

ORS 197.296 requires cities to consider land use efficiency measures if the housing needs analysis finds that the City may not meet identified housing needs. The RLS includes an analysis of existing land use policies in Springfield, also referred to as “efficiency measures.” These efficiency measures guide development in Springfield through Code requirements that dictate density ranges, housing types, etc. This project is likely to result in new or revised land use policies that further address affordable housing in Springfield. Some examples include: increase density requirements; encourage transit oriented development; allow more accessory dwellings units and duplexes; etc. While Springfield currently has many land use policies that help address affordable housing needs, the City is looking at ways to improve.

In January 2010, the City will be adopting the Residential Lands Study and amendments to the Springfield Development Code to implement the Land Use Efficiency Measures. The city will be designating sufficient land to meet the 20-year needed housing density and mix. New or revised policies that result from the RLS will likely increase the efficiency of land use in Springfield, which in turn will help address rising housing costs in Springfield. By keeping abreast of housing needs, the City of Springfield can better ensure the availability of housing opportunities for all of its citizens.

- **Fair Housing Hotline** - Our contract for a fair housing consultant and operator of a 24-hour fair housing hotline is a key component in Springfield’s ongoing commitment to affirmatively further fair housing. The fair housing consultant provides is a valuable resource to people who feel that their rights to housing in Springfield have been violated. The consultant is also a valuable resource for property managers and landlords whether or not they are the focus of fair housing complaints. The fair housing consultant is able to educate and train them in the current state of fair housing law, answer questions they may have regarding their enforcement and eviction practices, and mediate tenant landlord disputes. By providing timely and accurate information to tenants, landlords, and property managers, the consultant is able to assist in the resolution of many housing related complaints, before they escalate. The City of Springfield’s AI states under “*Rental Practices*” that the lack of fair housing training being provided to rental managers and landlords may contribute to the higher incidents of complaints in the rental market (relative to the ownership market). Our contract with the fair housing consultant addresses this impediment, and supports Springfield’s certification to affirmatively further fair housing. The City of Springfield is contracting with the Fair Housing Council of Oregon to provide these services for FY2009/10.
- **Emergency Rental Assistance** – In response to requests and queries from area housing providers, the City of Springfield designed and implemented the Emergency Rental Assistance Program (ERAP) in 2003. The providers identified a need for one-time assistance to help households who are facing eviction for non-payment of rent, due to extraordinary or catastrophic circumstances. The program will pay 60% of the past-due rent (up to \$400). Strict programmatic requirements help to ensure that assistance is provided where the need is greatest, and where the probability of long-term benefit is evident. By curing evictions and helping people remain in their homes, this activity supports the City of Springfield’s certification to affirmatively further fair housing.
- **Springfield Home Ownership Program** - The City of Springfield continues to administer the very successful Springfield Homeownership Program (SHOP). The SHOP provides

downpayment assistance for low-and very low-income households. SHOP brochures and posters have been printed in both English and Spanish language versions. The cities of Eugene and Springfield combine efforts to provide ongoing lender and realtor training. In addition Springfield staff avail themselves regularly to agencies and organizations to provide SHOP training to their employees, associates and clients. Since it began in 1993, the SHOP has assisted 391 low-income households to become first-time homeowners.

In FY95/96 the SHOP assistance was increased to \$4,000 with a requirement that the buyer contribute \$1,500 of their own funds towards the purchase of the home. At that time the average home purchased using the SHOP sold for \$64,700. In July of 2005 Housing Programs staff gained approval to increase the SHOP assistance to \$6,000. The average sales price for a HOME purchased in 2004 using the SHOP was \$123,000, a 90% increase in price from the homes purchased in 1995. In first six months of 2007, only eight homes were purchased using the SHOP with an average purchase price of \$158,000. Not only has the price range of affordable homes increased nearly 30% but 2/3 fewer SHOP loans were processed in that period of time than in past years.

In 2007, the City of Springfield increased the maximum downpayment assistance to \$10,000. Through information gathered at counseling sessions with the Home Ownership Center of Lane County, City staff has confirmed three very important issues facing first time home buyers in our area. These issues were influential in our decision to increase in the available assistance:

- Many first time homebuyers are buying their homes using lending instruments that are higher risk in order to make up a deficit of upfront funding such as interest only loans and 80/20 loans (two loans at different interest rates that make up 100% of the purchase price). The SHOP cannot be combined with either loan type but, if increased, would provide additional funding at the point of sale to enable a buyer to qualify for a more stable loan type.
- Some lenders/brokers are unwilling to do the “extra work” required so that their borrower can access the SHOP funds. An increase to \$10,000 would make the SHOP more attractive to those lenders and brokers and be enough of an incentive for the borrower to shop around for a lender/broker willing to use the SHOP.
- Young families looking to buy their first home are finding more affordable housing in outlying areas like Veneta, Creswell, Cottage Grove and Oakridge. The additional down payment assistance provided by the SHOP may enable families to purchase somewhat more expensive homes in Springfield, allowing them to live closer to jobs and schools.

Springfield staff continues to work to build relationships with lenders and realtors to increase outreach to the Hispanic population. Housing staff participated in an all Spanish speaking homeownership event in November of 2006. In the first nine months of FY2009, the City made 27 SHOP loans to assist minority households in becoming first time homebuyers. Since its inception in 1993, 16% of the households assisted with the SHOP have been minority households, and 28% were female-headed households.

This activity addresses the specific areas of “*Sales Practices*” and “*Lender Practices*” in Springfield’s AI, and supports the City of Springfield’s certification to affirmatively further fair housing.

- **Homeownership in Downtown** - At a public hearing on April 3, 2008, the CDAC approved a staff request to allow up to \$20,000 of SHOP assistance to eligible households for the purchase of a home in the Downtown Redevelopment Area. The purpose of this action is to encourage the development of affordable homeownership units in the downtown by creating purchase incentives to assist potential buyers.
- **Language as an Impediment to Fair Housing** – The City of Springfield has taken great strides to mitigate the impact of language as an impediment to fair housing opportunities. A recent addition to the Housing Division, the City’s Housing Planner is fluent in Spanish and will be available to interpret for clients and translate related housing documents. All of the current housing staff for the City of Springfield have participated voluntarily in a Beginning Spanish class offered to City employees. One staff member took two semesters of college level Spanish and is called on to assist with Spanish speaking citizens that visit City Hall. In addition, all of the various housing program brochures have been printed in Spanish, and our Fair Housing provider is fluent in Spanish. As mentioned earlier, the City also sponsors the “The ABCs of Homebuying” classes in Spanish. We will continue to develop our outreach capabilities as a means of providing fair housing opportunities. As an additional resource, the Fair Housing Council of Oregon provides all of their hotline, information, outreach and enforcement services in Spanish and in English.
- **Housing Outreach-** Housing Programs Staff routinely participates in many community outreach events to inform low and moderate-income persons of the opportunities that are available to them through the City’s housing programs. Beginning this funding year the City has been fortunate enough to work closely with the Neighborhood Economic Development Corporation (NEDCO) in their role as the Homeownership Center of Lane County. They provide a comprehensive array of services that together help families achieve their goal of homeownership. The services include providing information on first time homebuyer programs, providing homeownership education and counseling through the Threshold Homeownership Education and Counseling Program and the ABC's of Homebuying class, working with lenders and real state professionals who have a mission to help first time homebuyers. Through the Regional Housing Center staff has had numerous opportunities to participate in Mortgage Broker/Lender and Realtor training as well as the Oregon Real Estate Symposium. NEDCO has been approved for FY2009/10 CDBG and HOME funds to assist the agency to move its offices and classroom and Regional Housing Center to downtown Springfield. The move will further enhance Springfield’s housing outreach activities.
- **2009 Project Homeless Connect for Lane County-**The City of Springfield was a key supporter and participant in the third Project Homeless Connect for Lane County. Held at the Lane Convention Center, the event drew over 1500 homeless and at-risk persons, and over 650 community volunteers and staff provided food, medical, housing and other important services. Springfield plans to continue to be involved with this event in the future. A link to the final Report for the 2009 Project Homeless Connect for Lane County can be found on the Housing and Community Development website at:

<http://www.ci.springfield.or.us/dsd/Housing/housing.home.htm>

Reduction of Lead-Based Paint Hazard (CDBG and HOME Programs)

Background

The health risks to young children posed by lead-based paint in residential dwellings remains an important issue. Progress in research and technology during the past 25 years has improved the understanding of how children are poisoned and our knowledge of how to better protect them, yet lead-based paint risks to children is still a significant problem nationally. In an effort to address this problem, HUD published its Final Rule to Title X of the 1992 Housing and Community Development Act in September 1999. This rule, referred to as the Lead Safe Housing Regulation, requires certain prescribed actions by HUD grantees to identify, stabilize, or remove lead-based paint hazards in housing receiving HUD assistance. The scope of activities required by HUD is largely dependent upon the type of housing affected and the amount of Federal assistance provided, with rehabilitation activities using in excess of \$25,000 of HUD funds requiring the highest level of treatment. Initially, all HUD grantees were required to be in compliance with the rule by September 2000. Because of the insufficient numbers of qualified lead hazard contractors, an extension for compliance was given until April 2001. The rule only affects residential structures built before 1978. Currently, there is no plan for HUD or another section of the Federal government to provide funding to jurisdictions to help pay for the cost of implementing the lead-based paint regulations.

City Administered Housing Rehabilitation Programs

It is estimated that, in the cities of Eugene and Springfield, approximately 55,000 units of housing were built prior to 1978, and may contain lead-based paint. This represents 70% of all housing units in the metropolitan area. Since the vast majority of the homes assisted through each City's homeowner rehabilitation programs (including emergency minor home repair) are in this age category, it is clear that dealing with the issue of lead-based paint will have a significant impact on these programs. Many facets of each jurisdiction's housing programs will be affected:

- Costs associated with lead paint testing and treatment will increase the total costs of many small projects, meaning either an increased budget or a reduction in the number of units assisted.
- Temporary relocation of residents while treatment/abatement activities are taking place will add to the project cost, and make higher demands on the assigned staff.
- Contractors who can provide the services required for paint stabilization and/or abatement will need to be identified. Contractors who currently participate in city housing programs will need to be made aware of the new requirements.

City Administered Homeownership Programs

The homeownership downpayment assistance programs currently being administered by each City will also be affected by the Lead Safe Housing Regulation, though not to the extent of the rehabilitation programs. Compliance with the new requirements will mean visually identifying deteriorated paint and stabilizing the affected areas using safe work practices. The unit must then be cleared by a certified lead-based paint inspector. It will be incumbent on the seller and listing realtor to take the necessary steps to present a "clean" unit upon initial inspection to avoid costs and delays associated with testing, stabilization, and clearance activities. Sellers and buyers may also choose to forego using downpayment assistance, if compliance with the lead-based paint rule is perceived as being too burdensome.

Non-Profit Housing Rehabilitation Projects

Acquisition and rehabilitation activities of older structures undertaken by area non-profit housing providers receiving HUD funds will also be affected. Since these projects often require HUD subsidies exceeding \$25,000 per unit, the cost of treating lead-based paint may add significantly to the overall cost of the project. Additional funds may be required to offset the increase in cost, with the probable result of fewer units being rehabilitated. Key staff of non-profits will need to be trained on the lead-based paint rules, specifically project design, and administration and oversight. Ultimate responsibility for project compliance will fall on the local jurisdiction that provided the HUD funding to the project.

Other Activities to be Undertaken

Neighborhood Revitalization Strategy Area (NRSA)

CDBG and HOME program staff continue to consider the viability of obtaining a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD for the neighborhood adjacent to and including downtown. More specifically, the area is bounded on the south by South A Street, on the east by 10th Street, on the north by Centennial Blvd. and on the west by Water St. and Kelly Blvd.

Creating a NRSA would provide the City with additional flexibility in the use of CDBG funds for community development activities. Certain activities that currently would need to be considered as activities “to eliminate conditions of slums and blight” could be considered as a “low-moderate income area benefit” activity if done in conjunction with a NRSA. This is an important distinction, because slum and blight activities address a secondary CDBG purpose and are subject to a 30% expenditure cap. Low-moderate income (LMI) benefit activities address the primary purpose of the CDBG program, and are not subject to any expenditure cap. A NRSA designation would also provide additional flexibility with neighborhood housing rehabilitation activities, by allowing the aggregation of housing units to meet the 51% public benefit standard required by the CDBG program.

Staff introduced the NRSA to the Community Development Advisory Committee (CDAC) at a meeting on January 24, 2008 and provided updated information to the CDAC on April 3, 2008. The CDAC supports staff’s continued pursuit of a NRSA designation. The City plans to have a series of neighborhood and stakeholder meetings to better understand what the neighborhood needs are, and what strategies can be used to address the identified needs. The City plans to have completed the NRSA process in time to include it on the 2010 5-Year Consolidated Plan.

Purchase of Distressed, Undervalued or Beneficial Properties

Occasionally, the City of Springfield is made aware of an opportunity to purchase property that is distressed or undervalued, or whose location and features are such that its acquisition by the City may be beneficial to the community. In the past, the City could not use CDBG and/or HOME funds to assist with the acquisition of such properties because that activity was not included in the current Consolidated Plan. When an opportunity presented itself, the City would, a) pass the opportunity to acquire the property on to area non-profit housing providers, b) allow the market to determine the property’s disposition, or c) in the case of distressed properties, let the property lapse into foreclosure. With the rapid increase of land values in Springfield, the City may want to consider acquiring such properties with HOME or CDBG funds, and make them available in the future for purchase and/or development of an eligible project that would benefit the Springfield community. Examples of how this provision could be used:

- Purchase of residential properties prior to foreclosure to be made available for affordable homeownership housing.
- Purchase of vacant land for future use as affordable housing or neighborhood development.
- Purchase of distressed downtown properties for redevelopment.
- Purchase of properties in Glenwood for redevelopment.

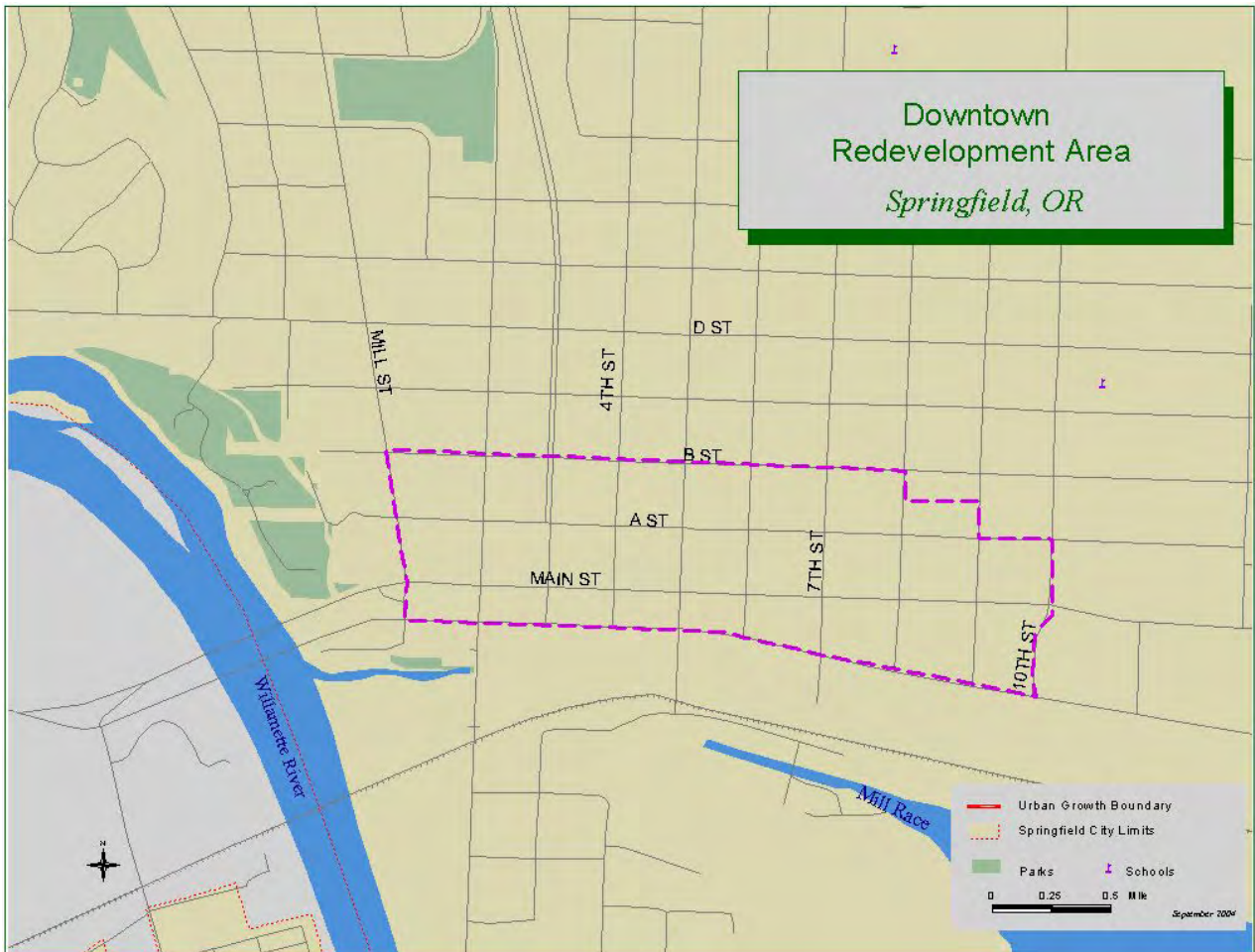
Approval by the City Council will be required prior to acquiring any properties. Due to the scarcity of available CDBG and HOME funds, it is anticipated that this provision will be used very sparingly. However, inclusion of this provision in the Five-year Consolidated Plan is necessary in order for the City to consider acquisition with CDBG or HOME funds as an option.

Relocation Assistance

At a work session on April 21, 2008, the Springfield City Council directed staff to investigate the viability of using CDBG and HOME funds to provide limited relocation assistance to mobile home park residents facing forced eviction. Although there are currently no plans for any mobile home park closures in Springfield, the growth and redevelopment of much of the urban core of the city seems to make MH park closures a certainty in the future. The Council felt that it is in the community's best interest to begin discussing and analyzing the options and resources available. Under most circumstances relocation assistance by the City will be provided on a voluntary basis, and not as a required action under the Uniform Relocation Act, CDBG or HOME statutes. At this time it is unclear how and in what capacity CDBG and/or HOME funds will be used to assist with relocation, but general relocation assistance as a possible activity is being included in this Action Plan as an amendment to the current Consolidated Plan.

Downtown Redevelopment Area

With the designation of the Springfield Downtown Redevelopment Area in 2004, the City of Springfield took a major step toward reversing the decades of disinvestment and decay that has plagued the city's central business area. The City Council has committed CDBG funds for three consecutive fiscal years to assist with capital improvement and redevelopment projects in the downtown core. Projects will need to meet the CDBG criteria for area "slum and blight" activities. The original three-year set-aside ended with the FY07/08 program year. Upon the recommendation of the Community Development Advisory Committee, the Springfield City Council approved an extension to the downtown CDBG set-aside through FY2009/10.



Summary of Other Resources

The following is a list of Federal and non-federal public and private funding sources which can reasonably be expected to be available for project development (the City of Springfield does not receive Section 8 funds or McKinney-Vento Homeless Assistance program funds):

- **Springfield CDBG-R.** The City of Springfield has been notified that it will be receiving \$164,302 as a special allocation of CDBG funds under the American Recovery and Reinvestment Act of 2009 (ARRA). The CDBG-Recovery funds (CDBG-R) will be allocated and administered separately from the annual CDBG allocation. The City of Springfield will submit a substantial amendment to this Action Plan when the formal notification of funds and program guidance is received. Information about the CDBG-R funds indicates that they may be used for all eligible CDBG activities, however, ARRA directs that grantees are to use these funds to maximize job creation and economic benefit.
- **Energy Efficiency and Conservation Block Grant.** The City of Springfield is eligible to apply for \$539,400 as an Energy Efficiency and Conservation Block Grant (EECBG) from the US Department of Energy (USDOE) under ARRA. The EECBG funds are to be used to help local jurisdictions reduce energy use and increase energy efficiency. Unlike CDBG, the EECBG funds are not dedicated primarily for the benefit of low-income persons. However, it is anticipated that a portion of the funds received by the City will be used for activities to benefit low-income households such as residential energy assistance, and energy efficient upgrades to their homes.
- **Neighborhood Stabilization Program.** The City of Springfield has been notified that it is eligible to receive \$356,196 under the federal Neighborhood Stabilization Program (NSP). The NSP is part of the housing and Economic Recovery Act. Under the NSP, the State of Oregon will receive an allocation of \$19.6 million directly from HUD, with plans to re-allocate a portion of the funds to local jurisdictions. The City of Springfield will act as a sub-grantee to the State, and will report activities and accomplishments directly to the State. The primary purpose of the NSP funds is to assist with the purchase and rehabilitation of foreclosed or abandoned residential properties, in order to sell, rent or redevelop such properties for occupancy by low, moderate and middle-income households.
- **Oregon Housing Trust Fund.** Administered by the State of Oregon. Eligible activities include acquisition, construction and rehabilitation, and pre-development costs associated with low- and moderate-income housing development. The full amount of Oregon Trust Funds invested into the project is eligible as HOME match.
- **Oregon Affordable Housing Tax Credit Program.** Formerly called the Oregon Lender's Tax Credit Program; administered by the State of Oregon; provides below-market interest rates for low- and moderate-income housing projects. Maximum interest rate reduction is 4% below market, for a maximum term of twenty years. HOME match is calculated by applying the present discounted cash value to the total yield forgone by the lender.
- **Economic Development Initiative (EDI) Special Projects Grants.** The City of Springfield has been successful in the past in securing EDI grants for downtown redevelopment. EDI grants are project-specific awards by HUD to support and stimulate economic development. The Wildish Community Theater was the most recent recipient of an EDI-Special Projects grant from HUD.

- **Low-Income Housing Tax Credits (LIHTC).** This is a federal program that can provide large infusions of capital to affordable housing projects. Tax credits are awarded to a project over a 10 year period. These tax credits are then sold or “syndicated” to private businesses or organizations at less than face value to offset their tax liability. The Royal Building project is the most recent recipient of an LIHTC award.
- **Section 108 Loan Program.** Springfield is in the process of applying for its first Section 108 loan to help with the development of CDBG eligible projects, including projects which address issues of blight in the downtown section of the city. Approval to move ahead with an application for Section 108 funding must be by Council action and requires public notification and an opportunity for comment. If approval is received, the City will be eligible to apply for up to five times its annual CDBG allocation. Section 108 funds are treated as CDBG funds, and projects are subject to the same national objectives and eligibility requirements.
- **Local Permit and Fee Waivers.** The City of Springfield, has in the past, allocated funds for the assumption of building permits, plan check fees, and system development charges for non-profit sponsored low- and moderate-income housing projects. The full amount of this contribution is eligible as HOME match. Due to recent budget constraints, this program is currently on hold and is expected to resume at a later date.
- **Volunteer Labor.** Area non-profit housing developers have been successful in utilizing volunteer labor in their developments. The Lane Community College Construction Technologies Department has contributed student labor for all phases of housing development. Architects, attorneys, and other professionals have also contributed their services to non-profit housing developments in Springfield. Volunteer labor is eligible as HOME match and is calculated at a flat rate of \$10.00 per hour.
- **State Loan Guarantee Program.** Although this is not a “true source” of funds, this program serves to enhance a loan by providing a warranty as security for up to 25% of the loan value. Used as a tool by housing developers, it can allow lenders to increase their loan amount, and/or decrease the interest rate of the loan at little or no additional risk to the lender. Not eligible for HOME match.
- **Property Tax Exemptions.** Exemptions from City property taxes have been allowed for qualified non-profit housing developers on a project-by-project basis to low- and moderate-income housing developments. Generally based on the benefits provided to the community and the duration of the low- and moderate-income housing commitment, property tax exemptions are eligible as HOME match. The amount of match credit is calculated as the current discounted cash value of the tax exemption.
- **Vertical Housing Development Zone Tax Exemption.** In October 2004, the City of Springfield received a Vertical Housing Development Zone (VHDZ) designation from the State of Oregon. The VHDZ program allows partial property tax exemption for qualified new housing that is built over street level commercial space. An eligible project can receive 20% of tax exemption per floor of housing up to a total of 80%. This program can provide valuable incentives to develop new housing in Springfield’s downtown corridor, which in turn will help support commercial growth and revitalization activities.

- **Private Contributions.** Cash and materials have been contributed in the past by private businesses, corporations, and foundations to assist in the development of low-income housing in Springfield. It is expected that future contributions from private sources will continue to provide needed assistance. Private contributions are eligible as HOME match.

Five CDBG projects, grant administration, Human Services Commission and housing program allocations were approved for funding at a Public Hearing before the Springfield City Council on April 20, 2009 and are included in this One-Year Action Plan. A table of Springfield's CDBG activities and programs, and summary descriptions of Springfield's approved CDBG projects follow this narrative section.

City of Springfield

FY2009/10 CDBG Funding Allocations

Funding Amounts:

New Grant Funds \$612,975
 Prior Years \$92,689
TOTAL AVAILABLE \$705,664

Applicant	Project	Amount	
		New Funds	Prior Years
NEDCO	Facility acquisition for multi-unit housing, classroom and offices (in conjunction with \$205,000 HOME funds)	\$27,311	\$92,689
Alvord-Taylor, Inc.	Reconstruction of sidewalk adjacent to group home	\$3,900	0
Mainstream Housing	Installation of durable flooring in handicap unit	\$9,887	0
eDev – (formerly Lane Micro Business)	Micro-enterprise training and outreach activities	\$15,000	0
Full Access Brokerage / Oregon Supported Living Program	Facility improvements – Elevator	\$70,000	0
	City Housing Programs	\$120,000	0
	Human Services Commission	\$91,946	0
	Grant Administration	\$122,595	0
	Unallocated funds	\$152,336	0
	GRAND TOTAL	\$612,975	\$92,689

City of Springfield

Summary of FY2009/10 CDBG Proposals and Approved Funding Amounts

1. Project:	NEDCO Facility
Location:	216 Main Street, Springfield
Developer:	Neighborhood Economic Development Corp.
Amount:	\$120,000
Total Proj. Cost:	\$741,000

The Neighborhood Economic Development Corporation (NEDCO) is requesting \$120,000 of CDBG funds to acquire an historic building located in the downtown. NEDCO currently has negotiated an option to buy the property with the seller. The building is being renovated by the current owner, and the sale will occur after renovations are completed. The ground floor of the site would contain NEDCO offices and a classroom in the rear of the building, with retail space having frontage on Main Street. The second floor currently has four rental units, which will be managed by NEDCO as permanent affordable rental housing. NEDCO is also requesting \$205,000 of HOME funds to assist with the acquisition. CDBG national objectives are LMI-Jobs and LMI-Housing.

NEDCO has been actively searching for available property in Springfield to locate their business. This particular site addresses NEDCO's mission of revitalizing neighborhoods through providing opportunities for affordable housing and creating economic development opportunities in the community. Acquiring a building in the downtown would assist in the further development of the Springfield Farmer's Market and provide NEDCO the opportunity to offer its services in managing the coordination of downtown activities. NEDCO's vision is to play a key role in revitalizing Springfield's downtown, just as they have done in the Whiteaker area of Eugene.

2. Project:	Reconstruction of Sidewalk
Location:	AT Group Home, 610 10 th Street, Springfield
Developer:	Alvord-Taylor, Inc.
Amount:	\$ 3,900
Total Proj. Cost:	\$ 7,900

Alvord-Taylor, Inc. is requesting \$3,900 to assist the reconstruction of the sidewalk that is in front of their group home at 610 10th street. The sidewalk is buckling and crumbling and presents a hazard to the six residents of the home, one of whom is legally blind, as well as other users who traverse the sidewalk to get to their homes in the neighborhood and to the nearby schools.

Alvord-Taylor's mission is to assist people with disabilities to live quality lives in their community. The agency began in June 1969 when a group of concerned citizens met to discuss the community living needs of young adults with developmental disabilities to provide alternatives to institutionalization. The group concluded that transitional housing and intensive ongoing training of basic life skills would be an effective way to foster the personal success of adults with developmental disabilities. Alvord-Taylor opened its first group home in October of 1970. Alvord-Taylor now operates eight group homes serving 33 individuals and serves 25 individuals in their Supported Living Program.

3. Project:	Durable Floor Installation, HC unit
Location:	5512 E Street, Springfield
Developer:	Mainstream Housing
Amount:	\$ 9,887
Total Proj. Cost:	\$ 9,887

Mainstream Housing, Inc. has requested \$9,887 in CDBG funds to replace existing flooring with wheelchair durable flooring in an accessible home occupied by two Mainstream Housing clients with physical and developmental disabilities.

Mainstream Housing purchased the home at 5512 E Street in 2000 with the assistance of a Springfield HOME Program loan. The purchase of the home came out of a partnership with City staff to help a disabled Springfield couple. The couple had been clients of the City housing programs for several years and was on the verge of losing their home to a predatory lender. City staff and the couple concluded that they could no longer afford to own a home and did not have the means to maintain the home. The search for alternative housing was hampered by the need for a lift system to transfer the husband from bed to his wheelchair and other parts of the house. Mainstream Housing stepped in and offered to purchase the home using a HOME loan (payments to commence 10 years from the date of purchase) and used their own program funds to make the home fully accessible.

Due to the low income of the occupants the property has always been subsidized by Mainstream Housing. Any income from the property has been placed in a reserve account for the eventual repayment of the HOME loan in 2010.

Mainstream Housing, Inc. emerged in 1990 out of a desire to improve the quality of construction, design and livability of licensed group homes being built for people with developmental disabilities. Mainstream has been working with people with disabilities and their families on issues of housing and support in the community for the past eight years. This experience makes Mainstream Housing uniquely qualified to assist families to identify their needs for services. The assessments and service-enriched support services include: cooking/menu planning/shopping, mobility training (bus system, dial-a-ride, etc.), health maintenance, hygiene, housekeeping and transportation to medical appointments.

4. Project:	Micro Enterprise Training
Location:	1445 Willamette Street, Eugene
Developer:	eDev, formerly Lane Micro Business
Amount:	\$15,000
Total Proj. Cost:	\$35,000

eDev, formerly Lane Micro Business, is requesting \$15,000 to assist with business development services to a minimum of 15 low and moderate-income Springfield citizens. An Oregon IDA initiative account will provide an additional \$20,000 to assist with the training. This service will provide loan funds and a variety of training from peer group meetings to one on one consultation, technical support, and intensive business training in a classroom setting, advocacy and community outreach. The service will be free to income eligible clients.

A micro-enterprise is a small business with five or fewer employees that have capital needs of less than \$35,000 and whose owner is financially and/or socially, physically or educationally disadvantaged.

Lane Micro Business has been established since late 1998. In that time they have provided counseling, resources, referrals, education, micro-loans, and access to markets to hundreds of people. Lane Micro Business has been awarded funding to grow businesses in Springfield since 2001.

5. Project:	Facility Improvement, Elevator Installation
Location:	1240-1270 Charnelton, Eugene
Developer:	Full Access Brokerage / Oregon Supported Living Program
Amount:	\$ 70,000
Total Proj. Cost:	\$240,000

Full Access Brokerage and community partner Oregon Supported Living Program are requesting \$70,000 in CDBG funding to assist with the installation of an elevator and requisite renovations in order to provide second floor access to their clients with disabilities. 32% of the clients served by these agencies are Springfield residents.

The two agencies work together to assist people with developmental disabilities to reach their full potential. Their joint mission is to: encourage independence, help individuals achieve their goals and objectives, provide client choice in work, recreation and education endeavors, help the individual access community resources and affirm dignity and pride in self. The agencies serve a combined total of over 820 individuals with developmental disabilities. All of the clients are over the age of 18, with 55% male and 45% female. Of those most clients have multiple disabilities and 91% qualify for Medicaid.

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0001	Funding Sources:	
Project Name:	Non-Profit Facility Acquisition	CDBG	120,000
	Neighborhood Economic Development Corp. (NEDCO)	ESG	-
Project Location:	216 Main Street, Springfield, OR, 97477	HOME	205,000
		HOPWA	-
Project Description:	Acquisition, construction or improvements to non-profit facilities.	Total Funding	\$ 325,000
Project Explanation:	Acquisition of historic downtown building for relocation of non-profit's offices and classrooms. Building will also have street level retail space and four units of affordable housing on second floor.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	01 Acquisition of Real Property	Project Primary Purpose	
Priority Need:	Limited Clientele	Help the Homeless	No
Eligibility Citation:	570.208(a)(2)(i)(B) and (C)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Households - 900	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environment		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0002	Funding Sources:	
Project Name:	Non-Profit Facility Improvement	CDBG	3,900
	Alvord-Taylor group home	ESG	-
Project Location:	610 10th Street, Springfield, OR, 97477	HOME	-
		HOPWA	-
Project Description:	Acquisition, construction or improvements to non-profit facilities.	Total Funding	\$ 3,900
Project Explanation:	Reconstruction of sidewalk in front of group home for people with disabilities.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03L Sidewalks	Project Primary Purpose	
Priority Need:	Public Facilities	Help the Homeless	No
Eligibility Citation:	570.201(c)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	Yes
Accomplishment Type/Goal:	Public Facilities / 1	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environment		
Outcome	Accessibility/Availability		

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0003	Funding Sources:	
Project Name:	Non-Profit Facility Improvement	CDBG	9,887
	Mainstream Housing	ESG	-
Project Location:	5512 E Street, Springfield, OR, 97477	HOME	-
		HOPWA	-
Project Description:	Acquisition, construction or improvements to non-profit facilities.	Total Funding	\$ 9,887
Project Explanation:	Installation of wheelchair durable flooring in home for people with disabilities.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03B Centers for the Disabled/Handicapped	Project Primary Purpose	
Priority Need:	Public Facilities	Help the Homeless	No
Eligibility Citation:	570.201(c)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	Yes
Accomplishment Type/Goal:	Public Facilities / 1	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environment		
Outcome	Accessibility/Availability		

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0004	Funding Sources:	
Project Name:	Micro-enterprise Business Development Services eDev (formerly Lane MicroBusiness)	CDBG	15,000
Project Location:	1445 Willamette St., Eugene, OR 97401	ESG	-
		HOME	-
		HOPWA	-
Project Description:	Micro-business development services for low-income entrepreneurs.	Total Funding	\$ 15,000
Project Explanation:	Micro-business development services, including training, education and workshops for Eugene low-income micro-business entrepreneurs.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	18C MicroEnterprise Assistance	Project Primary Purpose	
Priority Need:	Economic Development	Help the Homeless	No
Eligibility Citation:	570.203(b)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	People / 15	Address Public Housing Needs	No
Performance Measures			
Objective	Economic Opportunities		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0005	Funding Sources:	
Project Name:	Non-Profit Facility Improvement	CDBG	70,000
	Full Access Brokerage/Oregon Supported Living Program	ESG	-
Project Location:	1240 & 1270 Charnelton, Eugene, OR 97401	HOME	-
		HOPWA	-
Project Description:	Acquisition, construction or improvements to non-profit facilities.	Total Funding	\$ 70,000
Project Explanation:	Installation of elevator and requisite renovations to facilities of agencies serving clients with disabilities. Improvements will allow clients to access the second floor.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	03B Centers for the Disabled/Handicapped	Project Primary Purpose	
Priority Need:	Public Facilities	Help the Homeless	No
Eligibility Citation:	570.201(c)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	Yes
Accomplishment Type/Goal:	Public Facilities / 1	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environment		
Outcome	Accessibility/Availability		

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0006	Funding Sources:	
Project Name:	Housing Rehab Loan Program/Single Unit	CDBG	120,000
Project Location:	City-wide	ESG	-
		HOME	-
Project Description:	Rehabilitation of housing for low-income households.	HOPWA	-
		Total Funding	\$ 120,000
Project Explanation:	Below-market rate rehabilitation loans and emergency repair grants for eligible homeowners, and accessibility improvements for low- and moderate- income tenants.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	14A Rehab; Single-Unit Residential	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	570.202	Help Persons with HIV/AIDS	No
National Objective:	LMH - 570.208(a)(3) - Low / Mod Housing	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Housing Units / 140	Address Public Housing Needs	No
Performance Measures			
Objective	Decent Housing & Suitable Living Environments		
Outcome	Sustainability		

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0007	Funding Sources:	
Project Name:	Human Services Commission	CDBG	91,946
Project Location:	Community-wide (see below)	ESG	-
		HOME	-
Project Description:	Social services for low- and moderate-income individuals.	HOPWA	-
		Total Funding	\$ 91,946
Project Explanation:	Social service agencies are funded as a collaborative effort with the City of Springfield and Lane County through the Human Services Commission.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	05 Public Services (General)	Project Primary Purpose	
Priority Need:	Public Services	Help the Homeless	No
Eligibility Citation:	570.201(e)	Help Persons with HIV/AIDS	No
National Objective:	LMC - 570.208(a)(2) - Low / Mod Clientele	Help Persons with Disabilities	No
Accomplishment Type/Goal:	Households / 12,000	Address Public Housing Needs	No
Performance Measures			
Objective	Suitable Living Environments		
Outcome	Sustainability		
HSC Agencies:	Catholic Community Services - Community Service Center	10th & G St., Springfield, OR 97477	
	FOOD For Lane County - Food Distribution	770 Bailey Hill Rd., Eugene, OR 97402	
	Relief Nursery	1720 W. 25th Ave., Eugene, OR 97405	
	St. Vincent dePaul - Family Shelter	1995 Amazon Pkwy., Eugene, OR 97405	
	White Bird - Medical Clinic	1400 Mill St., Eugene, OR 97401	

**U.S. Department of Housing & Urban Development
City of Springfield, Oregon**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0008	Funding Sources:	
Project Name:	CDBG Program Administration/General	CDBG	122,595
Project Location:	225 W. 5th St, Springfield, OR 97477	ESG	-
		HOME	-
Project Description:	General management, oversight and coordination of Community Development Block Grant program.	HOPWA	-
		Total Funding	\$ 122,595
Project Explanation:	Supports eligible CDBG administrative costs.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21A General Program Administration	Project Primary Purpose	
Priority Need:	Planning & Administration	Help the Homeless	No
Eligibility Citation:	570.206	Help Persons with HIV/AIDS	No
National Objective:	n/a	Help Persons with Disabilities	No
Accomplishments:	n/a	Address Public Housing Needs	No
Performance Measures			
Objective	n/a		
Outcome	n/a		

City of Springfield

One-Year Action Plan for FY2009/10

HOME Investment Partnerships Program

Description

HOME Investment Partnerships Program (HOME) funds are received from the U.S. Department of Housing and Urban Development (HUD) and administered by the Eugene-Springfield Consortium for the metropolitan area. The primary purpose of the HOME program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for low- and moderate-income families. HOME funds can be used for new construction or rehabilitation of housing projects which will be affordable to low- and moderate-income households, for the acquisition of eligible properties by for-profit and non-profit developers, for tenant-based rental assistance programs, and for first-time homebuyer programs. HOME funds can be provided to the project as a grant or as a loan, and the loan can be set up in various ways; low- or no interest, amortized, deferred or forgiven according to the needs of the project. Springfield's Fiscal Year 2009/2010 (FY2009/10) allocation of HOME funds is \$469,261. In addition, approximately \$100,000 in program income will also be available, for a grand total of \$569,261.

The HOME Agreement is a document entered into by the City of Springfield and the recipient of HOME funds. The Agreement fixes the amount of the allocation, determines the terms of repayment, defines the performance and monitoring parameters of the project, and certifies acceptance and compliance with all applicable Federal, State, and local regulations. Attachments to the HOME Agreement include a statement of work, HOME affordability requirements, recipient's certification of governmental assistance, a Declaration of Restrictive Covenants and the HOME Allocation Agreement, which determines the allocation of proceeds from the sale of a HOME-assisted project, should the sale occur prior to the expiration of the mandatory compliance period.

A Community Housing Development Organization (CHDO) is a special designation given to non-profit housing developers that meet certain specific requirements pertaining to the formation and stated purpose of the non-profit. A CHDO must have among its purposes the provision of decent housing that is affordable to low- and moderate-income persons. In addition, a CHDO must have representation of low-income community residents on its governing board and must have a defined geographic service area. The complete definition can be found in 24 CFR §92.2. A minimum of 15% of the HOME funds must be reserved for use by CHDOs.

The Community Development Advisory Committee (CDAC) was established by the City of Springfield to make recommendations concerning program policy and project selection to the City Council. The goals of the committee are:

1. To allocate HOME funds in a manner which will serve to expand and preserve the supply of decent, safe and affordable housing for low- and moderate-income residents of Springfield.
2. To ensure the long term viability of Springfield's Housing Programs through the efficient use, and return of investment of HOME funds. It is the City's preference to award HOME funds as a loan, with interest rates and repayment provisions matched closely with the needs of each individual project.

Other Resources

The following is a list of non-federal public and private funding sources which can reasonably be expected to be available for project development:

- **Oregon Housing Trust Fund.** Administered by the State of Oregon. Eligible activities include acquisition, construction and rehabilitation, and pre-development costs associated with low- and moderate-income housing development. The full amount of Oregon Trust Funds invested into the project is eligible as HOME match.
- **Oregon Affordable Housing Tax Credit Program.** Formerly called the Oregon Lender's Tax Credit Program; administered by the State of Oregon; provides below-market interest rates for low- and moderate-income housing projects. Maximum interest rate reduction is 4% below market, for a maximum term of twenty years. HOME match is calculated by applying the present discounted cash value to the total yield forgone by the lender.
- **Local Permit and Fee Waivers.** The City of Springfield, has in the past, allocated funds for the assumption of building permits, plan check fees, and system development charges for non-profit sponsored low- and moderate-income housing projects. The full amount of this contribution is eligible as HOME match. Due to recent budget constraints, this program is currently on hold and is expected to resume at a later date.
- **Volunteer Labor.** Area non-profit housing developers have been successful in utilizing volunteer labor in their developments. The Lane Community College Construction Technologies Department has contributed student labor for all phases of housing development. Architects, attorneys, and other professionals have also contributed their services to non-profit housing developments in Springfield. Volunteer labor is eligible as HOME match and is calculated at a flat rate of \$10.00 per hour.
- **State Loan Guarantee Program.** Although this is not a "true source" of funds, this program serves to enhance a loan by providing a warranty as security for up to 25% of the loan value. Used as a tool by housing developers, it can allow lenders to increase their loan amount, and/or decrease the interest rate of the loan at little or no additional risk to the lender. Not eligible for HOME match.
- **Property Tax Exemptions.** Exemptions from City property taxes have been allowed for qualified non-profit housing developers on a project-by-project basis to low- and moderate-income housing developments. Generally based on the benefits provided to the community and the duration of the low- and moderate-income housing commitment, property tax exemptions are eligible as HOME match. The amount of match credit is calculated as the current discounted cash value of the tax exemption.

- **Vertical Housing Development Zone Tax Exemption.** In October 2004, the City of Springfield received a Vertical Housing Development Zone (VHDZ) designation from the State of Oregon. The VHDZ program allows partial property tax exemption for qualified new housing that is built over street level commercial space. An eligible project can receive 20% of tax exemption per floor of housing, up to a total of 80%. This program can provide valuable incentives to develop new housing in Springfield's downtown corridor, which in turn will help support commercial growth and revitalization activities.
- **Private Contributions.** Cash and materials have been contributed in the past by private businesses, corporations, and foundations to assist in the development of low-income housing in Springfield. It is expected that future contributions from private sources will continue to provide needed assistance. Private contributions are eligible as HOME match.

Leveraging Federal Funds

The City of Springfield allocates HOME funds through a competitive Request for Proposal (RFP) process. The current housing and supportive services needs of the city are outlined in the RFP packet. Housing activities are categorized and prioritized by community need and fund allotments are made by category. Also outlined in the packet are the City's criteria for ranking projects. One criterion is efficiency of use of Federal funds, which can be demonstrated by documenting the status and maximizing the amount of other funding sources. Thus, the most competitive projects will have maximized the funds leveraged by Federal dollars. The City has not had to impose any threshold percentages for leveraged or matched funds; the RFP process has been self-regulating in this respect. The City of Springfield tracks HOME matching contributions on a continual basis to ensure compliance with applicable HOME program regulations, which requires a minimum 25% matching contribution.

- **Low-Income Housing Tax Credits (LIHTC).** This is a federal program that can provide large infusions of capital to affordable housing projects. Tax credits are awarded to a project over a 10 year period. These tax credits are then sold or "syndicated" to private businesses or organizations at less than face value to offset their tax liability. The Royal Building project is the most recent recipient of an LIHTC award.

The Springfield HOME Agreement contains a Subsidy Layering Certification which identifies all sources of project funding. If additional Federal funds are being utilized or applied for, the HOME recipient is required to notify the City. This allows the City to monitor all current and future sources of funds, and to evaluate the project's need for HOME funds. The City will conduct an additional review of subsidy layering at the time that the HOME agreement is put in to place. The City will only contribute HOME funds to projects in the amount that is necessary to provide affordable housing.

Activities to be Undertaken

HOME Funds for Interim Financing.

The City of Springfield has successfully utilized HOME funds for short term, interim financing of HOME eligible projects. Interim financing takes advantage of HOME funds which have been awarded to a project, but have not yet been expended for that purpose. These funds can be used for bridge, construction or other short term financing needs of other projects. The developer who applies for HOME interim financing must provide documentation of sufficient backup financing, and must sign a loan agreement that provides for immediate repayment of the HOME funds when requested by the City. Because of the immediacy of the need for interim financing, application for the funds is a non-competitive, administrative review process. Utilizing HOME funds for interim financing of projects multiplies the community benefit of the HOME program. Most recently, \$158,556 of HOME interim financing was used to assist NEDCO with the land acquisition to develop two affordable homeownership units on H Street in mid-Springfield.

Purchase of Distressed, Undervalued or Beneficial Properties.

With the rapid increase of land values in Springfield, the City may want to consider acquiring such properties with HOME or CDBG funds, and make them available in the future for purchase and/or development of an eligible project that would benefit the Springfield community. Inclusion of this provision in the five-year Consolidated Plan is necessary in order for the City to consider acquisition with CDBG or HOME funds as an option. (See “Activities to be Undertaken” in the Springfield CDBG Section for an expanded narrative)

Relocation Assistance.

At a work session on April 21, 2008, the Springfield City Council directed staff to investigate the viability of using CDBG and HOME funds to provide limited relocation assistance to mobile home park residents facing forced eviction. Although there are currently no plans for any mobile home park closure in Springfield, the growth and redevelopment of much of the urban core of the city seems to make MH park closures a certainty in the future. The Council felt that it is in the community’s best interest to begin discussing and analyzing the options and resources available. Under most circumstances relocation assistance by the City will be provided on a voluntary basis, and not as a required action under the Uniform Relocation Act, CDBG or HOME statutes. At this time it is unclear how and in what capacity CDBG and/or HOME funds will be used to assist with relocation, but general relocation assistance as a possible activity is being included in this Action Plan as an amendment to the current Consolidated Plan.

Geographic Distribution

A project must be located within the Springfield city limits in order to be eligible for assistance through the City’s housing programs. The City has developed a Springfield Community Housing Plan to identify areas of need within the city and to develop assistance programs that target these needs. Need is generally based upon income levels, public safety issues, and physical deterioration. The rationale behind such targeted assistance is to provide decent housing and a suitable living environment principally for low- and moderate-income persons. Such assistance may take the form of any activity described in this Plan. These areas will be limited in size to generally not larger than

a census block group. Though assistance will not be limited to the targeted areas, it is anticipated that more comprehensive efforts will be directed at the targeted areas.

With the designation of the Downtown Redevelopment Area, the Springfield City Council and local business leaders have made redevelopment of the core downtown area a priority. Creating a place where people work and live is vital to maintaining a thriving downtown. The City invested HOME funds in the development of the Royal Building apartments in the heart of downtown. The project provides commercial space on the ground floor and 33 affordable one bedroom rental units on floors two through five. The HOME and CDBG funds invested in the project leveraged nearly 5 million dollars in other funding.

Minority Concentrations.

Data from the 2000 Census shows that Springfield has three census block groups that have moderate concentrations of minority/ethnic households. Census tract 21.01, block group 2 is located north of I-105, south of Hayden Bridge Road, east of Pioneer Parkway and west of 5th Street. Census tract 32.02, block group 2 is located to the west of Pioneer Parkway and east of Kelly Butte and is more commonly referred to as the Meadow Park neighborhood. Census tract 33, block group 6 is located north of Centennial Road, south of I-105, east of Pioneer Parkway and west of 10th Street. All three block groups have 15% or higher minority households and 10% or higher Latino/Hispanic households. Please note that some of the households may have self reported in both categories. All three of these block groups have a high number of modestly priced apartment units and a majority of low- and moderate-income households.

Homeless and Special Needs Activities

The City of Springfield plans to continue to provide support for homeless and special needs activities through the utilization of HOME program funding.

Current and past HOME projects that serve this diverse target population are:

- Housing units for transitional and very low-income individuals.
- Transitional housing for homeless families.
- Group homes for developmentally disabled persons.
- Security deposit assistance for homeless families exiting shelter.
- Service enriched rental housing for special needs individuals.
- Emergency rental assistance for very low-income households.
- Dedicated housing for low-income seniors

The Consortium provides CHDO operating assistance for local non-profit agencies, two of which serve homeless populations in Springfield through counseling, case management, and other services.

Other Actions

In addition to the homeless and special needs activities described above, the City of Springfield plans to allocate HOME funds to support the following activities in the coming year:

- Acquisition of existing units for permanent affordable rental housing.
- Rehabilitation of existing housing stock to be used for very low-income rental housing for persons with disabilities.
- Downpayment assistance for low-income first-time homebuyers.
- New construction of homeownership units.

In addition, a local non-profit agency also provides homeownership counseling and education to low and moderate-income families in Springfield.

Specific HOME Program Requirements

The City of Springfield currently provides assistance to homebuyers through two programs. Each program has its own resale and recapture provisions.

- **Springfield Homeownership Program (SHOP).**

This program provides downpayment assistance to low- and moderate-income first-time homebuyers. The current maximum amount of assistance is \$10,000. The HOME funds are provided to the qualified buyer as a no interest deferred loan which is recorded as a lien against the HOME-assisted property. The lien is repaid in full to the City upon the subsequent resale of the property. There is no expiration date for the lien. Successful completion of a homeownership preparation course conducted by a participating lender or an equivalent program conducted by a participating CHDO is a prerequisite to qualifying for this program. All low- and moderate-income households who have not owned a home in the past three years are eligible for the SHOP.

In addition to the assistance provided to first time homebuyers purchasing market rate homes, the Consortium has elected to provide assistance to homebuyers purchasing homes in housing developments and/or subdivisions constructed or rehabilitated specifically to provide housing for low-income homebuyers an increased subsidy amount up to double the customary SHOP subsidy. The City of Springfield is also allowing a doubling of SHOP assistance for eligible homeownership opportunities in its downtown. All other terms and conditions of the SHOP will remain the same.

- **Lease/Ownership Program.**

This homeownership program is operated by local non-profit agencies. The agency assists low-income families by preparing them for homeownership through a series of classes. In addition, a portion of their rent each month is set-aside to assist with the eventual purchase of the home. The HOME investment that is subject to recapture in this program is the amount of HOME assistance that enabled the homebuyer to purchase the dwelling unit. This recaptured amount is repaid to either the HOME Consortium Trust fund or the CHDO which developed the housing and is to be used for housing activities benefiting low-income households in Springfield.

Recapture provisions may or may not include language to allow the participating jurisdiction to share in the built up equity in the project. Terms and conditions of the recapture provisions are described in the HOME Agreement for each project.

Two HOME projects, grant administration, CHDO operating support and housing program allocations were approved for funding at a Public Hearing before the Springfield City Council on April 20, 2009 and are included in this One-Year Action Plan. A table of Springfield's HOME activities and programs, and summary descriptions of Springfield's approved HOME projects follow this narrative section.

Homeownership Period of Affordability-HOME Recapture Provision

The required HOME period of affordability for homeownership projects is based on the amount of HOME funds per unit: under \$15,000 - five years, \$15,000 to \$40,000 - ten years, and over \$40,000 - fifteen years. In order to ensure affordability, either resale or recapture requirements must be imposed.

The HOME Consortium, consisting of the Cities of Eugene and Springfield, has selected the recapture option for all homeownership projects and programs, as described in 24CFR §92.254(a)(5)(ii). The amount subject to recapture is based on the HOME assistance that enabled the homebuyer to buy the dwelling. This amount is referred to as the "homebuyer subsidy" and includes downpayment assistance. It doesn't include the amount of HOME assistance between the cost of producing the unit and its fair market value. This is referred to as the "development subsidy". HOME recapture provisions ensure that if; (a) the housing does not continue to be the principal residence of the family for the period of affordability, then all or a portion of the HOME assistance be shall be recaptured.

When the HOME assistance includes the homebuyer subsidy, the Cities have chosen to recapture the full amount of the HOME subsidy whenever the initial owner sells the house. HOME affordability requirements will end upon recapture of the HOME subsidy. The recaptured funds will be deposited into the consortium HOME account and will provide assistance to future HOME projects. If the HOME assistance is only used for the development subsidy and therefore not subject to recapture, the resale option described in 24CFR §92.254(a)(5)(i) must be used. For many new construction projects, a substantial amount of HOME funds are granted on a single unit. A "silent second" loan will be recorded against the property representing these HOME funds. This will allow the mortgage amount to be affordable to a family or individual. This amount would be repaid into the local HOME account at the time of sale by the initial homeowner. This recapture scenario assumes appreciation in the real estate market. If the full amount is not available, either due to market conditions or foreclosure, the cities will recapture the net proceeds available from the sale.

Applicability of HOME Recapture Provisions

HOME Project Type	Recapture
Ownership – Rehabilitation	Yes
Ownership – New Construction	Yes
Ownership – Acquisition	Yes

Springfield HOME Allocation Agreement

In addition to the provisions described above, the City of Springfield includes in its HOME Agreement with for-profit developers an Allocation Agreement that describes the sharing of equity in a project proportional to each party's investment. This Allocation Agreement comes into effect only if the for-profit developer sells or otherwise transfers title to the property prior to the expiration of the HOME compliance period. All proceeds allocated to the City by this Agreement will be deposited into the HOME Trust Account, to be used for future HOME-eligible housing projects.

The primary purpose of the Allocation Agreement is to protect the integrity of the HOME program by guarding against the taking of excess profits or windfall from the sale of a HOME-assisted project by a for-profit developer.

Monitoring

Regulations state that the One-Year Action Plan must describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the Plan and to ensure that long-term compliance with requirements of the programs involved.

- **HOME Project Monitoring** – Client income certification sheets are submitted annually by developers of HOME-funded projects and are placed in the project file. On-site monitorings of income documentation are completed. Housing Quality Standards inspections of HOME-assisted units are conducted on a one-, two-, and three-year cycle based on the number of HOME units. The inspector summarizes the findings and any follow-up work required. These inspection forms are filed in the project files.
- **Consortium Monitoring** – The cities of Eugene and Springfield recently entered into a Memorandum of Understanding which states the program responsibilities of the Consortium. Springfield participates in an annual monitoring conducted by the City of Eugene as lead agency.
- **City Single Audit** – The Federal HOME program is reviewed by the City's external auditors annually.
- **Project Management** – A project manager is assigned to each project. The project manager reviews projects for compliance throughout the implementation of the project. Project contracts include a scope of work, timeline, and budget as well as regulatory requirements – use of minority business enterprises, environmental requirements, mitigation efforts, record keeping, etc.

FY 2009/10 HOME Funding Allocations

Funding Amounts:

New Grant Funds \$ 469,261
 Previous Years \$ 100,000

TOTAL **\$ 569,261**
AVAILABLE

Applicant	Project	HOME Amount	
		New Funds	Program Income
NEDCO	Facility acquisition for housing, classroom and offices	\$105,000	\$100,000
Habitat for Humanity	Construction of two units (final phase) in the 10-unit Meyer Subdivision on 49th and A streets	\$ 40,000	0
	Grant Administration	\$ 46,926	0
	City Housing Programs	\$100,000	0
	CHDO Operating	\$ 23,463	0
	Unallocated amount (carry forward to next year)	\$153,872	
	Subtotal	\$469,261	\$100,000
	GRAND TOTAL	\$569,261	

City of Springfield

Summary of FY2009/10 HOME Proposals and Approved Funding Amounts

- 1. Project:** NEDCO Facility
Location: 216 Main Street, Springfield
Developer: Neighborhood Economic Development Corp.
Amount: \$205,000
Total Proj. Cost: \$741,000

The Neighborhood Economic Development Corporation (NEDCO) is requesting \$205,000 of HOME funds to acquire an historic building located in the downtown. NEDCO currently has negotiated an option to buy the property with the seller. The building is being renovated by the current owner, and the sale will occur after renovations are completed. The ground floor of the site would contain NEDCO offices and a classroom in the rear of the building, with retail space having frontage on Main Street. The second floor currently has four rental units, which will be managed by NEDCO as permanent affordable rental housing. NEDCO is also requesting \$120,000 of CDBG funds to assist with the acquisition.

NEDCO has been actively searching for available property in Springfield to locate their business. This particular site addresses NEDCO's mission of revitalizing neighborhoods through providing opportunities for affordable housing and creating economic development opportunities in the community.

Acquiring a building in the downtown would assist in the further development of the Springfield Farmer's Market and provide NEDCO the opportunity to offer its services in managing the coordination of downtown activities. NEDCO's vision is to play a key role in revitalizing Springfield's downtown, just as they have done in the Whiteaker area of Eugene

- 2. Project:** Meyer Park Phase III
Location: North A Street (west of 49th), Springfield
Developer: Habitat for Humanity
Amount: \$ 40,000
Total Proj. Cost: \$219,820

Habitat for Humanity is requesting \$40,000 to assist with construction of the final two units in the ten unit Meyer Park subdivision located on North A Street just west of 49th Street in Springfield. In last year's funding round they received an allocation of \$100,000 to assist with five units for Phase II of the project, in funding year 2007 they received \$60,000 for three units in Phase I of the project. Phase III is the final phase of the project.

Habitat has completed two homes in Phase I as well as most of the required infrastructure – development of the street connection and sidewalks to North A Street, service connections to all ten lots and the construction required a bio-swale for surface water/storm water collection. The homes within the Meyer park subdivision are two story structures, containing two to four bedroom units (depending upon family size).

Habitat for Humanity serves and works in partnership with low-income individuals and families with incomes from 30-60% of the area median. The families are selected based on need, willingness to partner and ability to pay. Habitat currently has three qualified families waiting for the Meyer Park homes. The Habitat team of volunteers and families has started construction on the final home in Phase I and will soon move onto Phase II.

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0014	Funding Sources:	
Project Name:	NEDCO - Agency relocaton	CDBG	120,000
Project Location:	216 Main Street, Springfield, OR 97477	ESG	-
		HOME	205,000
Project Description:	Acquisition of building for affordable housing, retail and administrative uses.	HOPWA	-
		Total Funding	\$ 325,000
Project Explanation:	Acquisition of historic downtown building for relocation of non-profit's offices and classrooms. Building will also have street level retail space and four units of affordable housing on the second floor.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	01 Acquisition	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.206 (c)	Help Persons with HIV/AIDS	No
Accomplishment Goal:	4 Units	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0015	Funding Sources:	
Project Name:	Habitat for Humanity - Meyer Park (Phase II)	CDBG	-
Project Location:	North A St., Springfield, OR 97477	ESG	-
		HOME	40,000
Project Description:	Construction of new housing for low-income households.	HOPWA	-
		Total Funding	\$ 40,000
Project Explanation:	Construction of two single family houses for qualified low income households.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	12 Construction of Housing	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.206 (a)	Help Persons with HIV/AIDS	No
Accomplishment Goal:	2 units	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0016	Funding Sources:	
Project Name:	Springfield Homeownership Program (SHOP)	CDBG	-
Project Location:	City-wide, Springfield	ESG	-
		HOME	100,000
Project Description:	Downpayment assistance for low- and moderate-income homebuyers.	HOPWA	-
		Total Funding	\$ 100,000
Project Explanation:	Downpayment assistance loans of up to \$10,000 to low- and moderate-income homebuyers.		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	13 Direct Homeownership Assistance	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.206 (c)	Help Persons with HIV/AIDS	No
Accomplishment Goal:	10 Units	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	Decent Housing		
Outcome	Affordability		

**U.S. Department of Housing & Urban Development
Eugene Consortium**

**Consolidated Plan 2005
FY2009/10 Action Plan - Proposed Projects**

Project/Local ID:	0017	Funding Sources:	
Project Name:	Springfield HOME Grant Administration	CDBG	-
Project Location:	225 5th St., Springfield, OR 97477	ESG	-
		HOME	46,926
Project Description:	General management, oversight and coordination of Springfield HOME grant programs.	HOPWA	-
		Total Funding	\$ 46,926
Project Explanation:	Supports eligible HOME administrative costs		
Start/Completion Dates:	7/01/2009 - 6/30/2010		
Matrix Code/Title:	21H HOME Admin/Planning Costs of PJ	Project Primary Purpose	
Priority Need:	Housing	Help the Homeless	No
Eligibility Citation:	92.207	Help Persons with HIV/AIDS	No
Accomplishment Goal:	n/a	Help Persons with Disabilities	No
Performance Measures		Address Public Housing Needs	No
Objective	n/a		
Outcome	n/a		

LANE COUNTY'S TEN YEAR PLAN TO END CHRONIC HOMELESSNESS

The following chart indicates the Continuum of Care's future-oriented goals, and specific action steps to be taken over the ten years to address homelessness in Lane County.

Goal: Other Homelessness	Action Steps	Responsible Person/Organization	Target Dates (mo/yr will be accomplished)
Goal 1: Coordinate regional efforts to end homelessness in Lane County by the year 2015.	a. Implement Ten Year Plan to End Chronic Homelessness. b. Present the plan to the federal government and the state of Oregon. c. Present plan to the City of Eugene, City of Springfield, Lane County and other local intergovernmental partners. d. Educate Human Services Commission (HSC), Community Action Advisory Committee (CAAC), City Councils, Board of Commissioners e. Educate Human Services Network, United Way. and civic organizations and the community at-large.	Lane County HSC	09/2006
Goal 2: Improve continuum of homeless services.	a Increase grants from existing sources, seek new funding streams, and explore restructuring existing resources.	Lane County , Human Services Commission and, United Way of Lane County	12/2006, per HUD decisions
Goal 3: Increase permanent affordable housing in Lane County.	a. Identify local funding to supplement federal funds b. Identify methods to add low-income housing in communities outside of Eugene-Springfield. c. Acquire property for future housing development	Housing Policy Board and local jurisdictions	
Goal 4: Discharge vulnerable homeless populations into permanent housing.	a. Request that Discharge Planning Committee identify strategies for not discharging into homelessness. b. Obtain agreement on a comprehensive discharge plan.	Dept.of Human Services – Child Welfare /Foster Care; Lane County Mental Health, and State ,Office of Mental Health and Addiction Services; Health Care Systems: Peace Health and McKenzie Willamette;, Corrections: Lane County Jail Treatment Program	

Goal 5: Transition all homeless youth, adults and families from the streets and shelters into permanent, affordable housing “Housing First”).	<ul style="list-style-type: none"> a. Facilitate paradigm shift to a “Housing First” model b. Train providers to go from housing readiness to housing first model. c. Secure future funding for rent assistance and subsidies for people who are chronically homeless. d. Encourage housing providers to identify units for homeless people with multiple barriers (age, substance abuse, mental health issues).. 	Lane County HSC, Human Services Network	
Goal 6: Offer employment and training opportunities that result in adequate wages to support housing without public assistance.	<ul style="list-style-type: none"> a. Create peer support systems for employees and employers who hire homeless people to promote long term success. 	Lane Workforce Partnership, Oregon State Employment, Business Community	
Goals 7: Increase services to homeless youth to prepare them for independent living.	<ul style="list-style-type: none"> a. Increase the number of housing first units with strong “wraparound support services “(such as treatment, job shadowing, etc). b. Increase outreach activity to engage youth to access housing services. 	Local Youth Service Providers	
Goal 8: Increase services for homeless populations with special needs (e.g., substance abuse, mental health, dual-diagnosis, and HIV/AIDS) to enhance their ability to live independently.	<ul style="list-style-type: none"> a. More SRO’s for special populations. b. . Create permanent supported housing for people with mental health and substance abuse issues. b. More SRO’s for special populations. 		

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission:

☐ Preapplication☒ Application☐ Changed/Corrected Application

*2. Type of Application

☒ New☐ Continuation☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify)

3. Date Received:

4. Applicant Identifier:

B-09-MC-41-0001

5a. Federal Entity Identifier:

93-6002160

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Eugene, Oregon

*b. Employer/Taxpayer Identification Number (EIN/TIN):

93-6002160

*c. Organizational DUNS:

093-1267301

d. Address:*Street 1: 99 West 10th Avenue

Street 2: _____

*City: EugeneCounty: Lane*State: OR

Province: _____

*Country: United States*Zip / Postal Code 97401**e. Organizational Unit:**

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____

*First Name: Stephanie

Middle Name: _____

*Last Name: Jennings

Suffix: _____

Title: Grants Manager

Organizational Affiliation:

*Telephone Number: 541-682-5529

Fax Number: 541-682-5572

*Email: stephanie.a.jennings@ci.eugene.or.us

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant / Entitlement Grants

***12 Funding Opportunity Number:**

n/a

*Title:

13. Competition Identification Number:

n/a

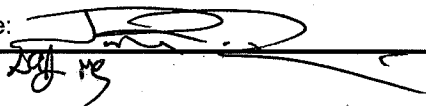
Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Eugene, OR

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: 4th	*b. Program/Project: 4th	
17. Proposed Project:		
*a. Start Date: 07/01/2009	*b. End Date: 06/30/2010	
18. Estimated Funding (\$):		
*a. Federal	\$1,385,596	
*b. Applicant		
*c. State		
*d. Local		
*e. Other		
*f. Program Income	\$1,295,000	
*g. TOTAL	\$2,680,596	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____		
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.		
<input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
Authorized Representative:		
Prefix: _____	*First Name: <u>Jon</u> _____	
Middle Name: <u>R</u> _____		
*Last Name: <u>Ruiz</u> _____		
Suffix: _____		
*Title: City Manager		
*Telephone Number: 541-682-5336	Fax Number: 541-682-5415	
* Email: jon.r.ruiz@ci.eugene.or.us		
*Signature of Authorized Representative: 		*Date Signed: <u>5/7/09</u>

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

***2. Type of Application**

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify) _____

3. Date Received:

4. Applicant Identifier:

M-09-DC-41-0200

5a. Federal Entity Identifier:

93-6002160

***5b. Federal Award Identifier:**

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Eugene, Oregon

*b. Employer/Taxpayer Identification Number (EIN/TIN):

93-6002160

*c. Organizational DUNS:

014-0233805

d. Address:

*Street 1: 99 West 10th Avenue

Street 2: _____

*City: Eugene

County: Lane

*State: OR

Province: _____

*Country: United States

*Zip / Postal Code 97401

e. Organizational Unit:

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____ *First Name: Stephanie

Middle Name: _____

*Last Name: Jennings

Suffix: _____

Title: Grants Manager

Organizational Affiliation:

*Telephone Number: 541-682-5529

Fax Number: 541-682-5572

*Email: stephanie.a.jennings@ci.eugene.or.us

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program / HOME Program

***12 Funding Opportunity Number:**

n/a

*Title:

13. Competition Identification Number:

n/a

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Eugene, OR

***15. Descriptive Title of Applicant's Project:**

HOME Program

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: 4th

*b. Program/Project: 4th

17. Proposed Project:

*a. Start Date: 07/01/2009

*b. End Date: 06/30/2010

18. Estimated Funding (\$):

*a. Federal	<u>\$1,564,202</u>
*b. Applicant	<u> </u>
*c. State	<u> </u>
*d. Local	<u> </u>
*e. Other	<u> </u>
*f. Program Income	<u>\$165,000</u>
*g. TOTAL	<u>\$1,729,000</u>

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: *First Name: Jon

Middle Name: R

*Last Name: Ruiz

Suffix:

*Title: City Manager

*Telephone Number: 541-682-5336

Fax Number: 541-682-5415

* Email: jon.r.ruiz@ci.eugene.or.us

*Signature of Authorized Representative: 

*Date Signed: 5/7/09

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation, if the Applicant organization is delinquent of any Federal Debt.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

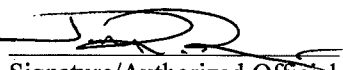
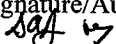
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

City Manager, City of Eugene
Title

5/7/09
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2008, 2009, and 2010, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

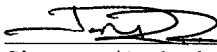
Excessive Force -- It has adopted and is enforcing:

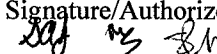
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official


City Manager, City of Eugene

Title

5/7/09

Date

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

not applicable

Signature/Authorized Official

Date

Title

Specific HOME Certifications


The HOME participating jurisdiction certifies that:

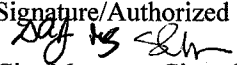
Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

City Manager, City of Eugene
Title

5/7/09
Date

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS -- It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

not applicable

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

not applicable

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

99 West 10th Avenue, Eugene

100 West 10th Avenue, Eugene

210 Cheshire Avenue, Eugene

101 East Broadway, Eugene

1820 Roosevelt Boulevard, Eugene

Check X if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission:

☐ Preapplication

☒ Application

☐ Changed/Corrected Application

*2. Type of Application

☒ New

☐ Continuation

☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify) _____

3. Date Received:

4. Applicant Identifier:

B-09-MC-41-0002

5a. Federal Entity Identifier:

93-6002258

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Springfield, Oregon

*b. Employer/Taxpayer Identification Number (EIN/TIN):

93-6002258

*c. Organizational DUNS:

010-737658

d. Address:

*Street 1: 225 Fifth St

Street 2: _____

*City: Springfield

County: Lane

*State: OR

Province: _____

*Country: United States

*Zip / Postal Code 97477

e. Organizational Unit:

Department Name:

Development Services

Division Name:

Community Planning and Revitalization

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____

*First Name: Kevin

Middle Name: _____

*Last Name: Ko

Suffix: _____

Title: Housing Programs Specialist

Organizational Affiliation:

*Telephone Number: (541) 726-2302

Fax Number: (541) 741-2763

*Email: kko@ci.springfield.or.us

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant / Entitlement Grants

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Springfield, OR

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: 4th

*b. Program/Project: 4th

17. Proposed Project:

*a. Start Date: 07/01/2009

*b. End Date: 06/30/2010

18. Estimated Funding (\$):

*a. Federal	<u>CDBG</u>	<u>612,975</u>
*b. Applicant	<u> </u>	
*c. State	<u> </u>	
*d. Local	<u> </u>	
*e. Other	<u> </u>	
*f. Program Income	<u> </u>	
*g. TOTAL		<u>612,975</u>

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: _____ *First Name: Sidney

Middle Name: W.

*Last Name: Leiken

Suffix: _____

*Title: Mayor

*Telephone Number: (541) 726-3700

Fax Number: (541) 726-2363

* Email: mayor@ci.springfield.or.us

*Signature of Authorized Representative: 

*Date Signed: 5/7/09

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

n/a

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development (HUD) Act of 1974, as amended, in connection with any activity assisted with funding under the Community Development Block Grant (CDBG) or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five (5) calendar days after such conviction;
5. Notifying the agency in writing, within ten (10) calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

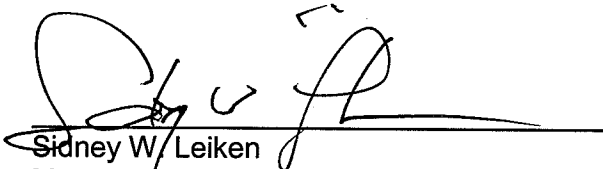
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, Emergency Shelter Grant, and Housing Opportunities for Persons with Aids funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature


Sidney W. Leiken
Mayor
City of Springfield

5/06/09
Date

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing and expand economic opportunities primarily for persons of low- and moderate-income. (See 24 CFR 570.2 and 24 CFR part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by Housing and Urban Development.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with Community Development Block Grant (CDBG) funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2004-2005, (a period specified by the grantee consisting of one, two (2), or three (3) specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period; and
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

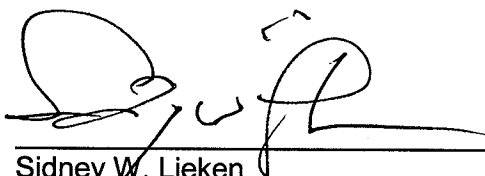
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination Laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608.

Compliance with Laws -- It will comply with applicable laws.

Signature



Sidney W. Lieken
Mayor
City of Springfield

5/06/09

Date

SPECIFIC HOME CERTIFICATIONS

The HOME participating jurisdiction certifies that:

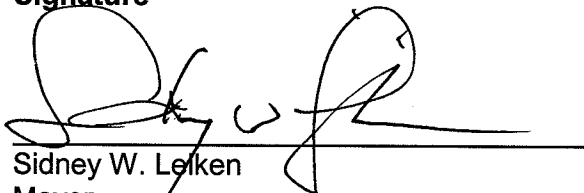
Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in section 92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature



Sidney W. Leiken
Mayor
City of Springfield

5/06/09
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, Housing and Urban Development, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three (3)).

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing and expand economic opportunities primarily for persons of low- and moderate-income. (See 24 CFR 570.2 and 24 CFR part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by Housing and Urban Development.

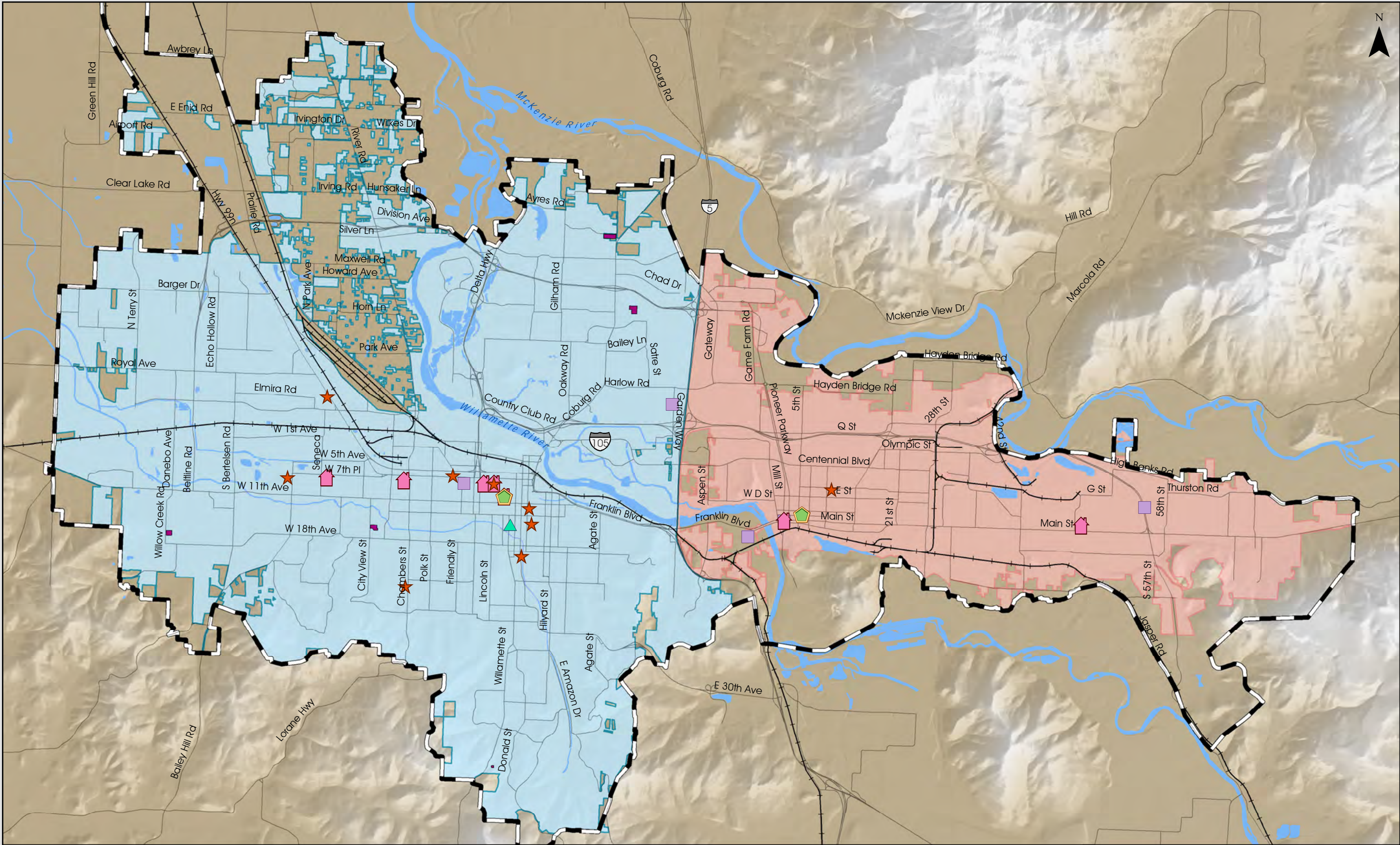
Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with Community Development Block Grant (CDBG) funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2008, 209 and 2010, (a period specified by the grantee consisting of one, two (2), or three (3) specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period; and
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

DISCHARGE POLICY

Virtually all publicly funded institutions or systems of care in the Eugene-Springfield Metropolitan Statistical Area are under the management oversight of Lane County. Lane County has established Continuum of Care Discharge Planning Protocols. The protocols cover the discharge of persons from foster care, health care institutions, mental health facilities and corrections facilities. To learn more about the Continuum of Care Discharge Planning Protocols, please contact the Lane County Human Services Commission at 682-3798.



Proposed Projects for Fiscal Year 2009/10

- | | |
|-------------------------------|-------------------------------|
| ★ Public Services | ■ Non-profit Capital Projects |
| ◆ HOME-Admin | ■ City Capital Projects |
| ◆ CDBG-Admin | ■ Housing Programs |
| ▲ Business Loans and Training | ■ Landbank |

- Eugene City-wide:
■ Curb Ramps, APS, Housing Development, Housing Rehabilitation, Interim Financing, HAP, BDF
- Springfield City-wide
■ Housing Rehabilitation (SHIP), Home Ownership Program (SHOP)

- | | |
|---------------------------|------------|
| ■ Metropolitan UGB | ■ Water |
| ■ Springfield City Limits | — Railroad |
| ■ Eugene City Limits | |

0 1 2 Miles

City of Eugene
Planning and Development
Community Development Division
May 11, 2009